



**CITY OF WUWUWUWU**

7725 West North Avenue  
Wauwatosa, WI. 53213  
[www.wauwatosa.net](http://www.wauwatosa.net)

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December 19, 2016

Mr. Matthew Didier  
EPA Region 5  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, IL 60604-3507

RE: United States Environmental Protection Agency Community-Wide Hazardous Assessment  
Grant Application for the City of Wauwatosa, Wisconsin

Dear Mr. Didier:

The City of Wauwatosa, Wisconsin is pleased to submit the enclosed proposal to the United States Environmental Protection Agency (USEPA) for a Community-Wide Hazardous Substances Assessment Grant. The City of Wauwatosa's goal is to turn brownfield sites into positive assets, improving the quality of life for residents.

The City of Wauwatosa is located in Milwaukee County, Wisconsin and is part of the greater Milwaukee metropolitan area. Wauwatosa's industrial development began in the 1850s, and continued throughout the 20<sup>th</sup> century. Similar to other Midwestern communities, the significant loss of manufacturing employers in the City has resulted in a substantial number of brownfields. There are many documented cases of legacy environmental liabilities associated with these properties which adversely affect the economic, human, and environmental health of the community.

Wauwatosa is a completely developed municipality and economic growth must come via the redevelopment of brownfield properties. Successful redevelopment will address pressing community needs, which will include creating jobs, increasing the tax base and property values, and mitigating environmental threats to sensitive human populations and ecosystems.

The City intends to strategically use much-needed grant funding to assess multiple properties within two target areas. These two target areas will provide the most benefit to the community: 1) Redevelopment District One (RD1), and 2) Mid-Town Tosa (MTT). Target area RD1 has a considerable number of brownfields. Twelve of twenty-four total parcels have been identified as blighted, constituting approximately 79% of its total acreage. MTT is located in a densely populated residential and commercial area where contaminated sites may pose an immediate health risk to residents and sensitive populations.

The following information is provided per the grant application requirements:

- a. Applicant Identification:** City of Wauwatosa  
7725 W. North Avenue  
Wauwatosa, WI, 53213
- b. Applicant DUNS Number:** 078933991
- c. Funding Requested:**
- i. Grant Type: Assessment
  - ii. Assessment Grant Type: Community-Wide
  - iii. Federal Funds Requested: \$200,000
  - iv. Contamination: Hazardous Substances
- d. Location:** City of Wauwatosa, Milwaukee County, State of Wisconsin
- e. Contacts**
- |                                       |                                  |
|---------------------------------------|----------------------------------|
| <b>Project Director:</b>              | <b>Highest Ranking Official:</b> |
| Paulette Enders, Development Director | Mayor Kathleen Ehley             |
| 7725 W. North Avenue                  | 7725 W. North Avenue             |
| Wauwatosa, WI 53213                   | Wauwatosa, WI 53213              |
| (414) 479-3531                        | (414) 479-8915                   |
| penders@wauwatosa.net                 | mayor@wauwatosa.net              |
- f. Population:**
- i. 47,614 (2016 U.S. Census Bureau Estimate)
  - ii. Not applicable; Wauwatosa is a general-purpose unit of local government
  - iii. Wauwatosa is located within a county experiencing persistent poverty over the last 30 years. Milwaukee County currently has **20.3%** of its population living under the poverty line.
- g. Regional Priorities Form/Other Factors Checklist:** The Other Factors Checklist is provided at Attachment A.
- h. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgment from the State of Wisconsin, Department of Natural Resources is provided as Attachment B.

Thank you for your consideration of our 2017 FY Hazardous Substances Assessment Grant Application and we look forward to continuing to work with the USEPA into the future. If you have any questions or concerns related to the City's proposal, please feel free to contact me.

Sincerely



Paulette Enders  
Development Director

Cc: Mayor Kathleen Ehley

## **1. Community Need**

### **1.a. Target Area and Brownfields**

#### **1.a.i. Community and Target Area Descriptions**

The City of Wauwatosa (the City) is located in the State of Wisconsin in Milwaukee County directly west of the City of Milwaukee. Wauwatosa is considered part of the greater Milwaukee metropolitan area and encompasses an area of 13.25 square miles. As of 2016, the United States Census Bureau estimated Wauwatosa's population to be 47,614 residents. Geographically, the City is a landlocked community, divided by transportation corridors such as railroads and interstate highways with major interchanges. The Menomonee River traverses the City and was the first site of development when Charles Hart constructed two mills along the river in 1835. The City underwent significant growth in the mid-19<sup>th</sup>, spurred by the City's central location and connectivity to the surrounding region, along with the influx of German and Irish settlers. Industrial development began and continued throughout the 20<sup>th</sup> century, spawning a variety of industries such as foundries, heavy manufacturing, and sand and gravel quarries. However, with the local and regional decline of manufacturing, a number of once prolific industrial facilities in the City have closed, prompting physical decline at these sites and a loss of family-supporting jobs (e.g. Harley-Davidson, Stroh Die Casting).

Because Wauwatosa is landlocked and completely developed, the best opportunity for economic growth comes from the redevelopment of brownfield properties. Redevelopment is imperative to attracting and creating jobs, stabilizing the tax base, and equalizing property values. Long-standing real and perceived environmental liabilities associated with the City's brownfield properties act as a barrier to redevelopment and therefore drive a considerable need for assessment funding.

Two target areas along major transportation corridors, aided by environmental assessment and redevelopment, will provide the greatest economic, health and social benefit to the community: 1) Redevelopment District No. One (RD1) and 2) MidTown Tosa (MTT). RD1 is a 147-acre district that represents the City's top priority for assessment and redevelopment and serves as a prime opportunity to rectify issues of blight, pollution, and underutilized commercial land. Wauwatosa's Community Development Authority (CDA), a separate body politic created for the express purpose of carrying out blight elimination, slum clearance, and urban renewal and housing projects under S66.1335, Wis Stats., adopted a redevelopment project plan for the district to assess the current conditions and land uses, explore untapped market opportunities and provide a future vision and implementation strategy (Attachment C-1). This plan will guide assessment and provides a redevelopment roadmap for the district. MTT is a 16-block segment along North Avenue, a main east-west corridor connecting to the City of Milwaukee. MTT officially formed a community group, with a Board of Directors, to address and promote high-quality redevelopment of underutilized properties to serve community needs. They are in the process of completing a strategic master plan to guide redevelopment in the corridor and assessment efforts will capitalize on this momentum.

#### **1.a.ii. Demographic Information and Indicators of Need**

Demographic information specific to the target areas, as well as data from the surrounding areas are presented below. When comparing relevant economic indicators, the target areas are comparable to State and National statistics. However, Milwaukee County, where Wauwatosa is located, exhibits a higher unemployment and poverty rate and lower median household income

and per capita income levels. Wauwatosa's location, immediately adjacent to the City of Milwaukee with numerous shared connecting transit corridors, provide an advantageous condition where the job creation benefits of brownfield redevelopment in Wauwatosa will also reach Milwaukee residents and promote neighborhood stabilization in the region.

	<b>RD1 (Block Group Values Averaged)</b>	<b>MTT (Block Group Values Averaged)</b>	<b>City of Wauwatosa</b>	<b>Milwaukee County</b>	<b>Wisconsin</b>	<b>United States</b>
Population	1,428 <sup>5</sup>	963.8 <sup>5</sup>	47,607 <sup>1</sup>	957,735 <sup>1</sup>	5,771,337 <sup>1</sup>	325,032,763 <sup>1</sup>
Unemployment	1.8% <sup>5</sup>	3.82% <sup>5</sup>	3.3% <sup>2</sup>	4.6% <sup>2</sup>	4.1% <sup>2</sup>	4.9% <sup>2</sup>
Poverty Rate	2.4% <sup>5</sup>	2.26% <sup>5</sup>	7.2% <sup>5</sup>	22.0% <sup>1</sup>	12.1% <sup>1</sup>	13.5% <sup>3</sup>
% Minority	17.5 <sup>5</sup>	10.64% <sup>5</sup>	10.4% <sup>4</sup>	34.9% <sup>1</sup>	12.8% <sup>1</sup>	26.7% <sup>1</sup>
Per Capita Income	\$32,301 <sup>5</sup>	\$40,769 <sup>5</sup>	\$38,253 <sup>5</sup>	\$24,622 <sup>1</sup>	\$26,624 <sup>1</sup>	\$28,555 <sup>1</sup>
Median Household Income	\$62,125 <sup>5</sup>	\$78,474 <sup>5</sup>	\$69,467 <sup>5</sup>	\$43,385 <sup>1</sup>	\$52,738 <sup>1</sup>	\$53,482 <sup>1</sup>
<sup>1</sup> 2015 US Census via American Fact Finder ( <a href="http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml">http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml</a> ) <sup>2</sup> Bureau of Labor Statistics ( <a href="http://www.bls.gov">www.bls.gov</a> ) <sup>3</sup> 2010 American Community Survey ( <a href="http://www.census.gov/newsroom/releases/archives/income_wealth/cb11-157.html">http://www.census.gov/newsroom/releases/archives/income_wealth/cb11-157.html</a> ) <sup>4</sup> 2010 US Census via Quick Facts ( <a href="http://www.census.gov/quickfacts/table/PST045215/5584675">http://www.census.gov/quickfacts/table/PST045215/5584675</a> ) <sup>5</sup> 2014 American Community Survey ( <a href="https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t">https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t</a> )						

Wauwatosa has a relatively small minority population (10.4% versus 12.8% for the State of Wisconsin; 2010 Census). Despite the small minority population, target area RD1 has a 7% higher minority population than the rest of the City. Wauwatosa's relatively small minority population can largely be attributed to the forces of extreme and chronic segregation present in the Milwaukee region. The Brookings Institute ranked Milwaukee the worst among large cities in 2010 for racial segregation (*censusscope.org*).

### **1.a.iii. Brownfields and Their Impacts**

During implementation of previous USEPA Brownfield Assessment Grants, the City developed a Brownfields Geographic Information System (GIS) database for use in identifying and prioritizing Brownfield properties. The GIS database currently contains records from 86 unique federal, state, local, and regional data sources and has identified potential environmental liabilities at nearly 345 unique properties that appear to meet the USEPA's definition of a Brownfield property. With the history of heavy manufacturing in industries known to use potentially hazardous materials (including die casting, heat treating metal, steel smelters/foundries, and gravel/rock mining), in addition to common commercial businesses (such as dry cleaners, automotive repair and service, and painting shops) the threat of a release of hazardous chemicals remains amorphous but certain at brownfield sites within the City.

Within target area RD1, 12 of the total 24 parcels, constituting approximately 79% of the total acreage of the district meet the definition of blight, exhibiting factors such as aged, deteriorating, or vacant structures, known or suspected environmental concerns, and unsafe site conditions. Excessive pavement is a challenge throughout the area, requiring improved stormwater management infrastructure and landscaping techniques to adequately mitigate. Other environmental concerns include potential asbestos containing materials and subsurface contamination. MTT also contains several priority brownfields posing a challenge to the

economic health and social well-being of the area. The table below identifies two specific brownfields, one in each target area, along with the associated contaminants and potential health effects.

Priority Site (Target Area)	Historical Site Use	Known or Potential Contaminants <sup>1, 2</sup>	Exposure Pathways and Health Effects <sup>3</sup>
<b>Former Thurner Heat Treating Company</b> ( <i>RD1</i> )	Metal heat treating	Cyanide, heavy metals, chlorinated solvents	Liver, brain, and lung cancer, reproductive damage and cancer
Sensitive Receptor: Adjacent to Underwood Creek (tributary to Lake Michigan), possible waste dump site(s) at the property near the creek, likely offsite migration of groundwater impacts. The site is also located 1,960 feet from a densely-populated neighborhood.			
<b>Westwood Dry Cleaner</b> ( <i>MTT</i> )	Dry cleaner	Tetrachloroethylene (PCE) and other chlorinated solvents	Neurological, respiratory, and organ development impacts, anticipated carcinogen
Sensitive Receptor: 985 feet from an elementary school, 1,650 feet from a public park, approximately 1,750 feet north of the Menomonee River (tributary to Lake Michigan)			

<sup>1</sup> Potential Contaminants based on prior site use as described by Schineldecker, C.L., 1992, Handbook of Environmental Contaminants: A Guide for Site Assessment; Lewis Publishers, Chelsea, MI

<sup>2</sup> Wisconsin Department of Natural Resources records (<http://dnr.wi.gov/topic/brownfields/botw.html>)

<sup>3</sup> ASTDR ToxFAQs ([www.atsdr.cdc.gov/toxfaqs/index.asp](http://www.atsdr.cdc.gov/toxfaqs/index.asp))

**Thurner Heat Treating Company** is a 65,820-square foot former industrial building which operated from 1956 until 2000 when operations ceased; the 7.5-acre site has since remained vacant and vastly underutilized. As identified in recent planning initiatives, the former Thurner Heat Treating facility leaves a legacy of issues, including serious building deficiencies and chlorinated solvent contamination. Based on its size, proximity to sensitive populations and ecosystems (Underwood Creek), and vast underutilization, this site is one of the City's top priorities for assessment and redevelopment.

The MTT target area extends along North Avenue from 76th Street on the east to 92nd Street on the west. A top priority site in MTT is **Westwood Dry Cleaners**, a property with known contamination requiring additional investigation to assess soil vapor concerns and high concentrations of PCE (320,000 ug/kg) identified in soil. The contamination poses an immediate potential health risk to the adjacent residential neighborhood.

## 1.b. Welfare, Environment, and Public Health Impacts

### 1.b.i. Welfare Impacts

In 2016, the City conducted a community-wide citizen survey to gain feedback on the quality of a variety of public services and determine priorities for the community. While satisfaction with the maintenance of City infrastructure rated high, improvements to bike and pedestrian facilities to provide better transportation options and access was also a universal, top priority. Citizens opined that enhancing pedestrian and bicycle connections and improving safety will be one of the most significant steps the City can take to preserve the desirability of its neighborhoods, promote economic growth, and conserve energy and environmental resources in the long-term.

Current City redevelopment plans propose off-street paths/trails, on-street bike lanes and pedestrian/bike intersection safety improvements within target areas RD1 and MTT. These

infrastructure improvements, along with site redevelopment in these target areas are key to the improvement of walk-ability and bike-ability in the City.

### **1.b.ii. Cumulative Environmental Issues**

The Population Health Institute at the University of Wisconsin-Madison ranked Milwaukee County 71 out of the 72 counties in Wisconsin in 2016 based on health characteristics associated with sensitive populations, where 72 is the poorest health (<https://uwphi.pophealth.wisc.edu/announcements/2016-county-health-rankings-released.htm>).

Wauwatosa is bordered by two major interstate freeways with traffic counts exceeding 314,000 cars per day, making this area the busiest freeway interchange in the state and a significant contributor to air quality concerns. Approximately 40,000 vehicles travel through RD1 and 20,000 vehicles per day travel through MTT per day (<https://trust.dot.state.wi.us/roadrunner/>), contributing to local as well as regional environmental impacts.

Environmental impacts were further compounded by the presence of a large coal-powered electrical power plant, two former landfills, and multiple large, active industrial manufacturing plants (including a large 1920s foundries surrounded by residential neighborhoods) within the City. A Huffington Post article published on November 7, 2011 ([www.huffingtonpost.com](http://www.huffingtonpost.com)) identified several active facilities in and immediately adjacent to Wauwatosa scoring in the upper quartile for health risk from hazardous air emissions, including a site identified as being a “high priority violator.”

Also, because industrial properties were historically developed in river corridors, the potential threat for contamination of waterways from flooding of brownfield sites in Wauwatosa is a significant risk.

### **1.b.iii. Cumulative Public Health Impacts**

Wauwatosa has a high population density (3,750 people per square mile versus an average of 98.8 people per square mile statewide), and brownfields are located in close proximity to residential neighborhoods, schools, and parks. Sensitive populations, such as children and seniors live near these sites and therefore have an increased potential to be negatively impacted. Seniors are often less able to avoid or mitigate these potential adverse environmental exposures. In 2010 the City had a higher percentage of senior residents 16.6%, than the national average of 13.0%.

The types of contaminants found at brownfield sites, as discussed in Section 1.a.iii, are typical and have been identified in sites assessed throughout the City. The contaminants are known carcinogens and are documented to cause other adverse health effects such as respiratory problems and nervous system impacts. Proximity of pollution sources, including brownfields, to neighborhoods, parks, and schools likely play a role in children’s asthma episodes. The Wisconsin Department of Health Services WDHS indicates 220 children in Wauwatosa were identified as lead poisoned between 1996 and 2010. Child lead poisoning incidents appear clustered in the eastern portions of the City where heavy industries (steel foundries, metal works, etc.) are located in close proximity to older homes (68% to 100% of homes built pre-1950) are located. Over 93% of children less than 2 years old identified in Wauwatosa as lead poisoned in 2007 were on Medicaid ([www.dhs.wisconsin.gov/lead](http://www.dhs.wisconsin.gov/lead)). The American Lung Association (ALS) State of the Air 2016 report (available at [www.stateoftheair.org](http://www.stateoftheair.org)) gives Milwaukee County an “F”

for 24-hour particulate and a “D” for ozone pollution rates, indicating air quality in the region is among the worst in the nation. Undoubtedly these cumulative effects have a disproportionate impact on sensitive populations.

### **1.c. Financial Need**

#### **1.c.i. Economic Conditions**

Wauwatosa’s operating budget is greatly strained by continued decreases in State revenue due to State revenue sharing cutbacks and a restriction on increasing the local property tax levy (increases are limited and tied to increases in net new construction only). As a result of these conditions the City’s current fiscal outlook projects continued budget gaps over the next four years and the City’s ability to self-fund brownfield assessment projects without financial assistance is minimal. Subsequently, increased revenues through redevelopment that expands the tax base remains the best option for maintaining budget revenues. In addition, private developers are often wary of initiating proposals on sites with known or perceived environmental contamination. Conducting environmental assessments provides needed assurances and can be a determining factor in redevelopment occurring.

During implementation of the City’s previous assessment grants, approximately 573 acres of land were identified as potential brownfield sites. Using average costs from the previous grants of \$3,250 for a Phase I ESA (per acre) and \$17,000 for a Phase II ESA (per acre), it would cost the City over \$11.6 million just to complete the first two phases of due diligence at these sites. This cost estimate is approximately 20% of the City’s 2016 municipal budget of \$56.1 million.

Furthermore, Wauwatosa suffered federally declared natural disasters in 2008, 2010, and 2012. (FEMA-1976-DR (flood; 2008); FEMA-1933-DR (flood; 2010); FEMA-1996-DR (snow; 2012). In an attempt to prevent future flooding devastation, as well as comply with the Milwaukee Metropolitan Sewerage District’s infiltration and inflow requirements, the City has committed a significant share of its budget to undertaking extraordinary public works projects to mitigate flood risks. (\$36,130,546 budgeted in storm/sewer upgrades by 2020; see Attachment C).

#### **1.c.ii. Economic Effects of Brownfields**

The presence of blighted and environmentally impacted properties within the target areas deters new redevelopment and continues to represent lost opportunities for new job creation, increased tax revenue and new housing options. As determined in the RD1 Project Plan, 12 of the total 24 parcels in the district, constituting approximately 79% of the total acreage, meet the Wisconsin State Statute definition of blight. The current total equalized value of all parcels in RD1 is more than \$100 million lower than the anticipated equalized property values at full occupancy, demonstrating a massive depreciation of property values and significant loss of potential tax revenue.

Additionally, in 2016 the City performed a value-density study for all non-residential properties, concluding the average assessed value is approximately \$1.65 million per acre. The average assessed value of manufacturing/industrial properties is approximately \$754,000 per acre. The entire 7.5 acre former Thurner Heat Treating site in RD1 was valued at approximately \$72,000. This severely depressed property value is a direct result of its brownfield status.

Without assessment and cleanup, Brownfields will continue to represent a blighting influence and act as a barrier to private investment for redevelopment. The properties in the target areas,

the prioritized specific sites and properties identified in the City's Brownfield Inventory for assessment are those that exhibit these characteristics to the greatest extent and have the best potential to make a positive impact on current economic conditions.

## **2. Project Description and Feasibility of Success**

### **2.a. Project Description, Project Timing and Site Selection**

#### **2.a.i. Project Description and Alignment with Revitalization Plans**

Grant funds are requested under the community-wide designation; however, Wauwatosa will prioritize grant funds to assess and facilitate the redevelopment of brownfield properties located in target areas RD1 and MTT. Grant funds will perform due diligence activities that clarify the degree of contamination and subsequent cleanup needs at prioritized brownfield sites.

Alignment with Community Land Use Plans and Livability Principals: The City of Wauwatosa Comprehensive Plan, previously mentioned RD1 Project Plan and soon to be completed MTT master plan will guide investigation and redevelopment efforts. The goals of brownfield assessment and redevelopment will be consistent with goals outlined in these plans and support livability principles, including the following: 1) undertake development projects that value communities, enhance the character of existing neighborhoods, and complement surrounding land uses, 2) promote and encourage a greater variety of housing types throughout the City and promote equitable, affordable housing, per the City-Wide Housing Study adopted in 2016 3) create new opportunities to facilitate walking and biking, including the ongoing development of neighborhood-oriented businesses and services, and 4) proactively identify appropriate locations for economic growth, that incorporate diverse future office, research, retail, and services uses.

Redevelopment Strategy: Funding priorities will be placed on properties with a strong potential for immediate redevelopment, such as the former Thurner Heat Treating site in RD1. Using the master plans adopted in 2016/2017 that identify key parcels to be developed in the target areas in the next few years, the City can immediately assist new developers as they begin the redevelopment process to ensure that concerns about potential environmental issues do not delay or halt efforts. This type of cooperation between the City and developers, with discussion about concerns early in the process, has proven to be a successful strategy in moving developments forward. Necessary extensive Phase II Environmental Site Assessment (ESA) will be completed to delineate the extent of soil and groundwater contamination at target sites. Redevelopment will likely require remediation of soil and groundwater and construction of exposure and migration barriers. Assessment will lead to future cleanup resulting in improved health, welfare and protection of the sensitive ecosystems.

#### **2.a.ii. Timing and Implementation**

The City of Wauwatosa Development Department will administer the grant to successfully meet the goals described above within the three-year timeframe, and to provide continuity with the implementation and success of previous and existing assessment grants. A proposed schedule is as follows:

1. Consultant Procurement (Summer/Fall 2017)
2. Site Prioritization and Selection (Fall/Winter 2017 to September 30, 2020)
3. Access Agreements / Phase I ESAs (Fall/Winter 2017 to September 30, 2020)
4. Phase II ESAs, SIs, and Remedial Planning Activities (Winter 2017 to September 30, 2020)
5. Community Outreach and Involvement (Early Fall/Winter 2017 to September 30, 2020)



**Consultant Procurement:** Following the City’s required procurement process under 40 CFR 31 and the direction of the Purchasing Department, the City will hire a qualified environmental consultant to provide environmental consulting services and technical oversight. The procurement process will commence immediately following notice of award and will be completed by Fall 2017, when the funding is anticipated to be awarded.

**Site Prioritization and Selection:** Sites selected using adopted area master plans and a data driven prioritization process will meet the land use and redevelopment goals of these documents. Additionally, the Wauwatosa Brownfields Advisory Committee will provide guidance on site prioritization, use of grant funds, and leveraging of additional resources over the course of the grant. The City will also solicit input from the public during the ongoing site prioritization process. Criteria for selecting a site for assessment include answers to the following six questions: 1) Does the site meet USEPA eligibility requirements? 2) Is there a shovel-ready or near shovel-ready redevelopment project identified? 3) Do imminent health or environmental threats likely exist? 4) Will use of site assessment funds be leveraged with other sources of funds and/or allow for the use of other funds for additional work? 5) Does the redevelopment align with adopted plan goals for the site/area? 6) Is site access/property owner cooperation available? Highest priority will be given to the sites with identified redevelopment proposals that meet the City’s goals and are ready to immediately move forward. As sites are selected, the City will obtain approval from the USEPA via an eligibility determination to proceed with assessment work.

**Site Access:** The City will use an existing template for access agreements with property owners, which will be used as the preferred option to secure the willing and legal consent of the property owners. When obtaining access becomes problematic, the City has the authority to gain access via health and building codes.

## **2.b. Task Descriptions and Budget Table**

### **2.b.i. Task Descriptions**

The specific Scope of Work for this grant is presented in Tasks 1 through 4 below.

**Task 1 – Brownfields Inventory and Prioritization (\$3,500 USEPA Funds):** The City of Wauwatosa will retain a consultant (30 hr at \$100/hr) to expand and update the comprehensive inventory of Brownfield properties located throughout the City using a custom GIS software application (referred to as the Brownfields GIS Database). Enhancements to the Brownfield GIS database will be performed during this grant period to streamline workflow, data storage, and enhance access to brownfield site records, including making records available publicly through a web based GIS portal. Site prioritization and selection will be completed as in-kind services by the City, Wauwatosa Brownfields Advisory Committee, and other stakeholders as described in Section 2.a.ii. The output for this task is an updated Brownfield GIS Database.

**Task 2 – Phase I ESAs (\$35,000 USEPA Funds):** Funds will be used to contract with an environmental consultant to perform up to eight Phase I ESAs (\$3,875 per Phase I ESA, totaling \$31,000). Phase I ESAs will be completed in accordance with the requirements of ASTM E1527-13, and will serve as the primary output for Task 2. As part of this task funds will also be utilized to contract with an environmental consultant to prepare eight eligibility determination requests (\$500 per request, totaling \$4,000), which will serve as additional outputs for Task 2.

**Task 3 – Phase II ESAs, Remedial Planning, Analysis of Brownfield Cleanup Alternatives (ABCAs)** (\$154,500 USEPA Funds): The City will contract with an environmental consultant to conduct Phase II ESAs, remedial planning, and/or ABCAs at select parcels for which Phase I ESAs were completed and the need for further assessment is identified. It is anticipated that eight Sampling and Analysis Plans (SAPs), eight Phase II ESAs, and two ABCAs will be completed. The reports will serve as outputs for Task 4. The cost per investigation is difficult to estimate as it varies based on the recognized environmental conditions identified during the Phase I ESA; however, unit cost estimates based on previous USEPA assessment projects are approximately \$1,500 per SAP (\$12,000 total), \$16,000 per Phase II ESA (\$128,000 total); and \$7,250 per remedial evaluation/ABCA (\$14,500 total) is anticipated.

**Task 4 – Community Outreach and Involvement** (\$7,000 USEPA Funds): The City will ensure that community residents and other stakeholders are well informed and that their concerns are fully addressed throughout the project. Outreach and involvement activities will be completed as in-kind services by the City and utilizing leveraged funding. Outreach activities are described in Section 3.a and may involve room rental, newspaper public notice advertisements, mailings, website development, display productions, and various media events. These deliverables will serve as outputs for Task 4. This task includes \$5,000 of USEPA funds for staff travel and training costs. Travel will include two City Development Department staff attending two future National Brownfields Conferences which includes an estimated \$1,600 for airfare (\$400 per person per conference), \$1,350 for MI&E (\$675 per conference), \$1,850 for lodging (six nights at \$154 per person per night), and \$200 for ground transportation. In addition, \$2,000 of USEPA funds will be allocated to project supplies such as brochures, fact sheets, and other printed materials.

## 2.b.ii. Budget Table

The City of Wauwatosa is requesting grant funding for the community-wide assessment of brownfield properties impacted with hazardous substances (\$200,000). It is acknowledged and understood by the City of Wauwatosa that sites assessed under Tasks 2 and 3 using EPA grant funds must meet the site-specific eligibility requirements and are subject to EPA approval either as part of work plan negotiations or following commencement of the overall project. The proposed use of the EPA funds is provided in the following table

<b>Budget Categories (program Costs only)</b>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Totals</b>
	<b>Brownfield Inventory and Prioritization</b>	<b>Phase I ESAs</b>	<b>Phase II ESAs, Remedial Planning, ABCAs</b>	<b>Community Outreach</b>	
Personnel					\$0
Fringe Benefits					\$0
Travel				\$5,000	\$5,000
Equipment					\$0
Supplies				\$2,000	\$2,000
Contractual	\$3,500	\$35,000	\$154,500		\$193,000
<b>Total</b>	<b>\$3,500</b>	<b>\$35,000</b>	<b>\$154,500</b>	<b>\$7,000</b>	<b>\$200,000</b>

## 2.c. Ability to Leverage

Properties assessed within the City of Wauwatosa with USEPA Brownfield Assessment Grant funding in the past four years have leveraged \$21.5 million in additional private, local, State, and Federal (non-USEPA) funding (a leverage return of \$27 for every \$1 of USEPA investment). USEPA Brownfield Assessment Grants are a vital catalyst to help the City spur redevelopment and leverage other sources of funding.

Also, the City's Capital Improvements Program (CIP) 2016-2020 budget includes \$36.1 million in sanitary and storm sewer upgrades in key portions of the City to prevent future flooding as properties are redeveloped (Attachment C-3).

A summary of the City's relevant established TIF District is provided in the following table:

<b>TIF District</b>	<b>Funding</b>	<b>Target Area</b>	<b>Documentation</b>
#9	\$2,868,011	RD1	Attachment C-2

Wauwatosa is committed to pursuing funding or assisting developers to secure additional gap financing from a variety potential sources including, but not limited to, USEPA Brownfield Cleanup grants, Wisconsin Economic Development Corporation (WEDC) Blight Elimination and Brownfield Redevelopment grants, Wisconsin Department of Natural Resources (WDNR) Ready for Reuse grants, WEDC Site Assessment Grants, WEDC Idle Industrial Site Redevelopment Program, and State and Federal tax credits.

## 3. Community Engagement and Partnerships

### 3.a. Engaging the Community

#### 3.a.i. Community Involvement Plan

Community involvement with Wauwatosa residents and stakeholders is an essential element of the City's vision of revitalization, economic redevelopment, protection of human health, and blight elimination. During the implementation of previous USEPA Brownfield Assessment Grants, the City successfully involved citizens, local businesses, schools, civic organizations, and communities in decision making from project inception through grant closeout. Information dissemination, community feedback, and public hearings are integral elements of the process and will be used to ensure ample opportunity for all stakeholders to become informed and provide input during every stage of the project. The City of Wauwatosa will also continue to involve neighborhood associations, service clubs and interested parties from the City of Milwaukee in outreach activities.

A public meeting open to all Wauwatosa residents will be held by the City of Wauwatosa's Community Development Authority (CDA) following a notice of grant award to present general information on the grant and to inform and solicit input from the community/stakeholders. The CDA will hold subsequent public meetings for participation in site prioritization and selection, and when properties within the target areas are selected for assessment. Wauwatosa anticipates that community involvement will benefit the program's initiatives by: 1) identifying local knowledge and/or ideas about future land use, 2) providing the CDA with community-based issues and concerns, and 3) gaining public acceptance of future projects through contribution to the process. City project representatives will attend neighborhood association and community organization meetings to discuss the project, as requested. Additionally, periodic updates will be posted on the City's Brownfield Program website. Project meetings targeted at community

involvement and communicating progress will be held in the evenings to accommodate work and school schedules of stakeholders. In addition, meetings will be held at a location served by the mass transit system and in an ADA compliant facility to accommodate needs of sensitive populations (i.e. disabled or elderly). Any disabled person that requires meetings or materials to be in an accessible format will be assisted by the City Clerk.

### **3.a.ii. Communicating Progress**

The public routinely accesses the City's municipal and library websites for community information. Therefore, the City plans to issue status updates via the City's website and via emails to an existing database of stakeholders that include property owners, neighborhood associations, civic/action groups, investors, and economic development leaders. Project communications will be provided in English. Language translation services provided for the City's residents as needed.

Printed copies of all project outputs will be made available at City Hall to ensure access to stakeholders without internet access. In addition, project documents will be linked to the City's public GIS database to allow for open public access to project files (i.e. Phase I ESAs, Phase II ESAs, RAPs, etc.). Meetings will be advertised via the City website, City Hall notification board, and TosaNow (legal news publication for the City). Information on brownfield assessment and redevelopment progress will also be communicated at display booths at events such as the Tosa Farmer's Market which reaches a broad spectrum of residents throughout the season, in addition to Health Fairs sponsored by the Health Department periodically throughout the year.

### **3.b. Partnerships with Government Agencies**

#### **3.b.i. Local/State/Tribal Environmental Authority**

The City of Wauwatosa will work directly with the USEPA and WDNR to ensure appropriate use of funds and assessment of brownfield sites. The City will work closely with WDNR Project Managers throughout the assessment, investigation, and remedial planning process to be certain that regulatory assessment protocols related to environmental impacts are effectively and fully addressed in an appropriate manner to facilitate subsequent cleanup and obtain site closure and efficiently facilitate redevelopment of properties. In addition, Wauwatosa will continue to utilize WDNR staff expertise for technical support, resolution of regulatory or procedural issues, liability protections, and interpretation of rules and guidance documents. The WDNR will review and approve the project Quality Assurance Project Plan (QAPP), SAPs, and Phase II ESA summary reports. The WDNR will also participate and provide technical assistance with remedial planning.

#### **3.b.ii. Other Governmental Partnerships**

The City will work with the USEPA Project Officer to allow for substantial USEPA involvement and oversight. The City has worked with the Federal Emergency Management Agency (FEMA), WDNR, and the Milwaukee Metropolitan Sewerage District (MMSD) on a variety of projects during the past several decades, including one large project involving acquisition, demolition, and cleanup of 88 blighted residential/industrial/commercial brownfield properties following a flood in the late 1990s. The City will continue to work with FEMA, MMSD, and the Army Corps of Engineers, as appropriate, for any targeted properties that are located within the floodplain. The City will also continue to work with HUD through the CDBG funding and oversight process.

The Wauwatosa Health Department is an integrated partner and has worked for many decades with the Wisconsin Department of Health Services on identifying sensitive populations and the health monitoring of populations exposed to hazardous substances. Current collaborations include extensive monitoring of child lead exposures. In cases where contaminated vapor migration is a potential concern, the City may solicit the expertise of the City Health Department and/or the Wisconsin Department of Health Services, to ensure that the potential health risks to the surrounding community have been adequately evaluated. Furthermore, in cases where contamination poses a health risk to the City's residents the City will involve Health Department in collaborating to disseminate information and educate residents about potential threats.

### **3.c. Partnership with Community Organizations**

#### **3.c.i. Community Organization Description and Role**

The City will continue to work with Community-Based Organizations (CBOs) to address community needs discussed in Section 1.a, specifically the needs for economic growth, sustainable redevelopment, and neighborhood health concerns related to brownfield sites. Representatives from CBOs will serve on the Wauwatosa Brownfields Advisory Committee. CBOs will also assist with information dissemination through their existing information distribution networks. A summary of the City's partnerships with CBOs is provided below.

<b>Organization Name</b>	<b>Organization Description</b>	<b>Role</b>
Milwaukee 7	Invests in manufacturing community partnerships to increase regional competitiveness	Disseminate brownfield program information, public outreach, and education.
Wauwatosa Chamber of Commerce	Supports and advances business development in Wauwatosa	Market brownfield program and identify sites with greatest economic potential
Wauwatosa Health Department	Enforce/abate lead hazards, provide guidance on health issues, inspect food establishments	Assist with site prioritization to maximize redevelopment leverage and potential at site; market brownfield program and identify sites
MidTown Tosa	Promotes commercial growth along North Avenue in central Wauwatosa	Identify and guide redevelopment of properties where historic and/or current uses pose environmental challenges to redevelopment.
Fisher Woods Neighborhood Association	Association of home and property owners within the RD1 target area	Work with CDA, provide local knowledge, provide local health, safety, and redevelopment concerns and ideas

#### **3.c.ii. Letters of Commitment**

Letters of commitment from all of the CBOs are provided in Attachment C.

### **3.d. Partnerships with Workforce Development Programs**

The City of Wauwatosa, through its Development Department and Community Development Authority, is committed to building partnerships to meet workforce development needs throughout the community, with efforts focused on the creation of job opportunities in brownfields neighborhoods. The Development Department acts as the intake agency, connecting

businesses looking to hire with agencies looking to place unemployed, underemployed, and dislocated workers.

Continuing their existing partnerships, Wauwatosa will partner with the Milwaukee Community Service Corps (MCSC), which was awarded USEPA Brownfields Job Training Grants in 1998, 2002 (supplemental), 2004, and 2009, and the City of Milwaukee which was awarded a USEPA Brownfields Job Training Grant in 2014. Through these partnerships, the City of Wauwatosa can help to provide students with further job training and skill utilization opportunities, linking students to potential employment in brownfields redevelopment.

#### **4. Project Benefits**

##### **4.a Welfare, Environmental, and Public Health Benefits**

Proper site assessment to define the health and environmental risks and issues is the imperative first step in the process to achieve the City's desired benefits of brownfield cleanup and redevelopment. Successful redevelopment will address community needs and goals to mitigate environmental threats to ecosystems and human health.

The Assessment Grant will assist in the City's efforts combat the threats brownfields pose to the sensitive populations mentioned in section 1.b.iii. by removing some of the cumulative issues affecting their health. These groups are often less able to avoid or mitigate these potential adverse environmental exposures. The Assessment Grant funds will aid the City in performing the assessment of dilapidated properties to facilitate the future cleanup and redevelopment of these sites, while also protecting sensitive populations by identifying potential health risks and devising a plan for remedial action to eliminate, minimize, or mitigate these risks. Assessment and remediation of brownfield sites will identify and reduce the contaminants of concern that are entering the community's environment through vapors, windblown particles, and waterways. The data collected from the assessment of brownfields will be used to help the City and/or developers determine how to protect the community during redevelopment activities. The City will address citizen concerns about brownfield property assessment and redevelopment efforts through the public meeting process.

The City is focused on protecting and enhancing the City's natural resources. Redevelopment projects will adhere to updated storm water management policies and codes and the City will encourage redevelopment, thereby improving water quality near these sites. The water intake for the City of Milwaukee and surrounding communities (including the City of Wauwatosa) is located beyond the confluence of the Menomonee River and Lake Michigan, therefore reducing the risk for impacts to the Menomonee River and its tributaries will improve drinking water quality at a regional scale. Additionally, the Lake Michigan fishery will benefit from the improved water quality.

The targeted priority brownfields sites are located near regional transportation systems (including major corridors, freeways, and bus routes), bike trails, and pedestrian facilities. Redevelopment will incorporate livability principles to provide additional health and environmental benefits via greater, improved connections to these types of transportation.

##### **4.b. Economic and Community Benefits**

The City's economic development goals are to create jobs, increase property values surrounding existing brownfields and expand the tax base through redevelopment of vacant, blighted, and

underutilized properties. The targeted areas and sites have the greatest potential to create jobs and expand the tax base as they are currently underperforming and assessment activities will assist in removing a disincentive to private investment. The City will work with identified community partners to redevelop new commercial, retail, and residential properties that will stimulate new business and economic growth. Based on past performance of previous accessed sites, it is anticipated that targeted assessment and cleanup of properties under this grant will result in significant private investment and an increased tax base in Wauwatosa, as summarized below.

The City of Wauwatosa has innovative redevelopment plans for the target areas. RD1 and MTT will achieve a wide variety of community benefits including: (1) increase the tax base through the redevelopment of vacant or underutilized parcels to support retail and restaurant uses, multi-family residential units, office space and hotel lodging; (2) elimination of current barriers to economic growth such as blighted properties, deteriorating site improvements, and other functional deficiencies; (3) expansion of the existing, successful Mayfair Corridor Business District (within RD1) further south, and increasing its attractiveness to visitors and residents alike; (4) attraction of new visitors and residents to the District by additional shopping and dining opportunities; (5) adequate parking available in redevelopment sites and reduction of excess paving and underutilized spaces; (6) new developments with the appropriate balance of residential, service, retail, office and greenspace uses, as well as high architectural and site designs which maximize use of the site's acreage and increases the amount of pervious surface; (7) improved water quality and storm water management techniques to adhere to best management practices for storm water in order to enhance and preserve the vitality of the Mayfair Road Corridor. The City estimates that these redevelopment efforts could induce more than \$100 million in new development assessment value within the target areas.

## **5. Programmatic Capability and Past Performance**

### **5.a. Audit Findings**

The City of Wauwatosa was awarded USEPA Community-Wide Brownfield Assessments in 2009, 2012, and 2013. Annual audits have resulted in no adverse findings. In addition, the City is currently implementing a variety of other Federal grants, all of which receive annual audits and OMB Circular A-133 audits. Results of the audits indicate no material weakness and classify the City as a low risk entity in its fiscal management of grants and other funding sources.

### **5.b. Programmatic Capability**

To provide continuity, the assessment grant will be managed by the same team of City of Wauwatosa staff members who established the City's brownfields program and currently manage implementation of brownfield assessment grants. The Project Team consists of two key Development Department staff (whose experience and qualifications are discussed below), supplemented by various municipal departments, such as Finance, City Attorney, and Engineering to provide sound financial and program management and project execution. The expertise of the Wauwatosa Community Development Authority (CDA) will provide guidance on site prioritization, use of grant funds, and leveraging of additional resources, while including community partners and other stakeholders in the process.

Ms. Paulette Enders, Development Director, will continue to function as Program Manager, serving as the City's agent and primary contact, and will be responsible for the overall performance of this grant, ensuring timely and successful expenditures of grant funds. Ms.

Enders will market the brownfield assessment program and provide input on selecting projects. She has almost 30 years of experience working in economic development, including large brownfield redevelopment projects in Wisconsin, as well as facilitating and executing local, State, and Federal grants. Of note is the successful redevelopment of a 42-acre brownfield site located between Lake Michigan and the Sheboygan River led by Ms. Enders, who leveraged financial resources, including more than \$12 million in TIF and \$4 million in grants from State and Federal programs.

Ms. Jennifer Ferguson, Economic Development Manager, will function as Project Coordinator and manage the day to day responsibilities of the grant. Ms. Ferguson's tasks include overseeing programmatic activities, project review, and reporting oversight. Ms. Ferguson has functioned in this role for previous and current USEPA Community-Wide Brownfield Assessment Grants awarded to the City (totaling \$800,000) and provided oversight of multiple State-funded brownfield assessment projects (totaling \$112,000). In these roles, she ensured compliance with reporting and financial responsibilities, and is credited for successfully reaching all USEPA milestones. During the past eight years, Ms. Ferguson has also directly managed and coordinated the implementation of more than \$12.7 million in grant-funded projects including \$6.8 million in Community Development Block Grants (CDBG), \$323,000 in CDBG - Recovery, \$220,000 in U.S. Department of Energy, Efficiency and Conservation Block Grant, and \$5.4 million in U.S. Economic Development Administration grants.

The City of Wauwatosa routinely subcontracts for a variety of professional services related to brownfield assessment and redevelopment. The Project Team will assume responsibility for all project activities, in addition to retaining a well-qualified environmental consultant, consistent with the competitive procurement provisions of 40 CFR 31.36, to provide professional technical services related to funded projects.

### **5.c. Measuring Environmental Results: Anticipated Outputs and Outcomes**

The City's goals for its brownfield program are to reduce environmental threats to the community, prevent future brownfields, preserve greenspace, and improve economic conditions. The City will track the progress of their brownfields program by measuring the following:

<b>OUTCOMES</b>
1. Update of the existing brownfield site inventory
2. Assessment and redevelopment of properties in the Target Areas.
3. Increased employment opportunities.
4. Increased tax base.
<b>OUTPUTS</b>
1. Number of potential brownfield sites evaluated as part of the inventory/prioritization task.
2. Number of Phase I ESAs, Phase II ESAs, remedial planning and ABCAs completed.
3. Number of meetings conducted to educate and inform the public.
4. Acres of land ready for reuse.

Progress towards achieving these outcomes and outputs will be reported to EPA as part of the required quarterly and annual progress reports and ACRES, as appropriate.



**5.d. Past Performance and Accomplishments****5.d.i. Currently or Has Ever Received an EPA Brownfields Grant****5.d.i.1. Accomplishments**

The City has successfully completed USEPA Community-Wide Brownfield Assessment Grants for Hazardous Substances and Petroleum (FY09 and FY13) and is currently implementing their FY13 USEPA Community-Wide Brownfield Assessment Grant Petroleum. Accomplishments for each grant are discussed below.

**ARRA-Funded USEPA Community-Wide Assessment Grants for Hazardous Substances and Petroleum (FY-2009; 2B-00E89901-0 and 2B-00E90001-0)**

Accomplishments achieved and recorded in the ACRES database for these two grants include development of the customized Brownfields GIS Database, 14 Phase I ESAs, and 16 Phase II ESAs/Supplemental Assessments, and 20 Remedial Planning documents. As a direct result of activities performed under FY2009 Assessment Grants, Wauwatosa successfully leveraged an additional \$2,089,800 for brownfield redevelopment projects, in the form of private investment (\$1,484,000), direct donation of property (donation valued at \$359,800), CDBG award (\$71,000), Wisconsin Economic Development Corporation Blight Elimination and Brownfield Redevelopment (WEDC BEBR) grant (\$75,000), Wauwatosa RLF loan (\$50,000), and a WEDC Site Assessment Grant (SAG) award (\$50,000). In addition to the temporary jobs created during assessment and redevelopment activities, the redevelopment of brownfields resulted in creation/preservation of 5 full-time jobs and several part-time positions.

**USEPA Community-Wide Brownfield Assessment Grant for Hazardous Substances (FY2012; BF-00E01045)**

Numerous accomplishments were achieved and recorded in the ACRES database. Three Phase I ESAs and 7 Phase II ESAs/Supplemental Assessment Investigations and 1 remedial action plan were successfully completed. As a direct result of activities performed under this grant, the City successfully leveraged an additional \$19.65 million for Brownfield redevelopment projects at target Sites in the form of private investment (\$13.9 million), CDBG award (\$130,000), multiple WEDC SAG awards (\$196,000), US Dept. of Commerce Economic Development Administration award (\$5.4 million), and (\$50,000) USEPA Emergency Removal Action.

**USEPA Community-Wide Brownfield Assessment Grant for Petroleum (FY2013; BF-00E01205)**

Accomplishments achieved and recorded in the ACRES database include the successful completion of 30 Phase I ESA Survey's, 3 Phase I ESAs, 6 Phase II ESAs, 6 Supplemental Site Investigations, and 5 Remedial Action Options Reports.

**5.d.i.2. Compliance with Grant Requirements**

The City has administered four USEPA Community-Wide Brownfield Assessment grants in compliance with all grant requirement, including submittal of timely and high quality quarterly reports, ongoing ACRES reporting, and maintaining the work plan. All funds were expended from the three grants awarded in FY09 and FY12. Less than \$20,000 remains in the FY13 assessment grant, and the funds are committed to existing petroleum-impacted projects.

### Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Wauwatosa

#### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Coordinated public funding for Brownfields

Page Number(s): 1 and Attachment C

#### Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	<input type="checkbox"/>
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	<input type="checkbox"/> Attachment C
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



November 30, 2016

Paulette Enders  
Development Director  
City of Wauwatosa  
7725 W. North Avenue  
Wauwatosa, WI 53213

**Subject: State Acknowledgement Letter for the City of Wauwatosa for U.S. EPA a \$200,000  
Community-Wide Hazardous Substances Brownfields Assessment Grant**

Dear Ms. Enders:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the City of Wauwatosa for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The Wisconsin DNR is fully committed to a collaborative partnership with the City of Wauwatosa, and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for this grant application is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Darsi Foss, Director  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources

Copy: Margaret Brunette – DNR SER

CITY OF WAUWATOSA  
Resolution

R-15-274

By: Community Affairs Committee

WHEREAS, pursuant to Section 66.1333 of the Wisconsin Statutes, the Community Development Authority ("the CDA") prepared a plan of redevelopment and urban renewal known as the Redevelopment District #1 Project Plan, City of Wauwatosa, Wisconsin; and

WHEREAS, the CDA caused to be prepared a map which sets out the boundaries of and the properties included in the proposed project area for Redevelopment District #1; and

WHEREAS, on August 13, 2015, a hearing was held before the CDA regarding the creation of Redevelopment District #1 and the adoption of a Redevelopment Plan thereof, at which time all interested parties were afforded a full opportunity to express their views; and

WHEREAS, on August 13, 2015, the CDA designated the boundaries of the proposed Redevelopment District #1 Project Plan project area, determined that the Project Plan is both feasible and in conformity with the comprehensive plan of the City, and approved the Project Plan; and

WHEREAS, the CDA submitted the boundaries of Redevelopment District #1 and the Redevelopment District #1 Project Plan to the Common Council for action pursuant to section 66.1333(6) of the Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin, as follows:

1. The boundaries of Redevelopment District #1, as shown in Exhibit B attached hereto, are approved.
2. The area within the boundaries of Redevelopment District #1 is found to be a blighted area within the meaning of section 66.1333(2m)(b) of the Wisconsin Statutes, and in need of a blight elimination, slum clearance or urban renewal project.
3. The Redevelopment District #1 Project Plan, attached hereto as Exhibit A, is in conformity with the comprehensive plan of the City and feasible, and is hereby approved.
4. Pursuant to Section 66.1333(6)(b)1 of the Wisconsin Statutes, all new construction (including substantial remodeling, conversion, rebuilding, enlargement, extension or major structural improvements on existing buildings) is prohibited on all lands within Redevelopment District #1, until completion of the Redevelopment District #1 Project Plan, unless specifically authorized by the Common Council. Ordinary maintenance or remodeling, including changes necessary to continue the occupancy of the property, shall not be prohibited. During all periods that the

above-described prohibition is in effect, no such construction may be authorized by any agency, board or commission of the City of Wauwatosa in said area unless authorized by the Common Council.

Adopted: November 3, 2015

Page:

Journal: 112

Passed and Dated November 3, 2015

Carla A. Hedesma

Clerk

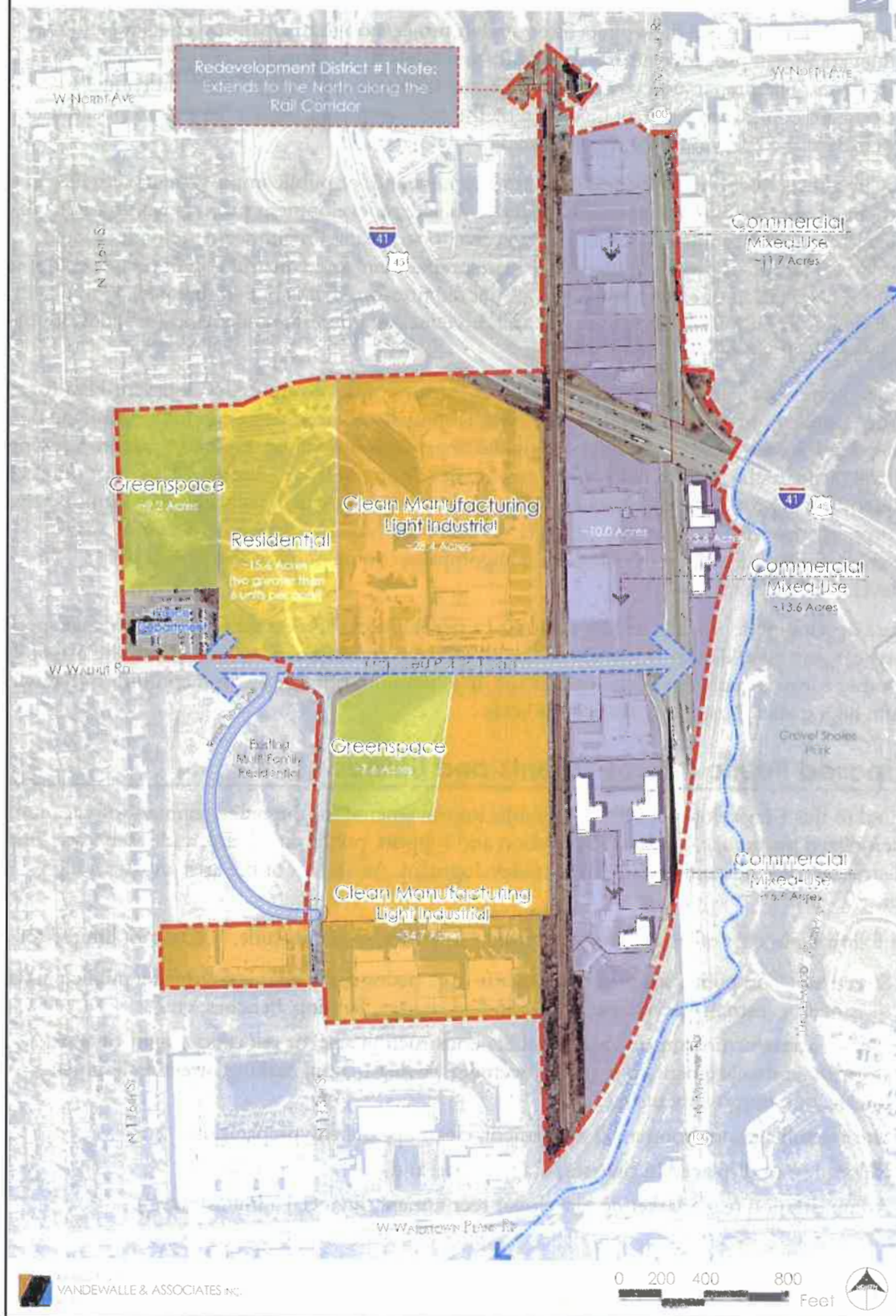
Approved November 4, 2015

Dennis R. McBride

Acting Mayor

# Map 5 : Redevelopment Concept

Wauwatosa Redevelopment District #1









## Section A      Introductions

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty per cent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
3. The local legislative body, by resolution, dissolves the District, at which time the City shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

The City intends to create a Tax Incremental Financing District to assist with financing certain eligible costs. The Project Plan for Tax Incremental Financing District No. 9, "the District," in the City of Wauwatosa has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 9 is defined by the boundary shown on Map 1 found on Page 10. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the City attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

**Section B      Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District**

The public works and improvement activities located within Tax Incremental Financing District No. 9 are listed on Table I found on page 3, which provides a listing of all District activities; and Map 3 on Page 12, which shows the location of the proposed project costs, public works and improvements. As development moves forward and specific project activities are undertaken, refinement in the scope of project activity, as well as preparation of plans and specifications will further define project activity costs. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Any economic incentives granted will be consistent with the TIF statutory requirements.

**A. Capital Costs for Development of the District:**

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

**B. Administrative Costs:**

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

**C. Organization Costs:**

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, surveyors, appraisers, and other contracted services related to the District. This shall also include the District economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

**D. Financing Costs:**

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

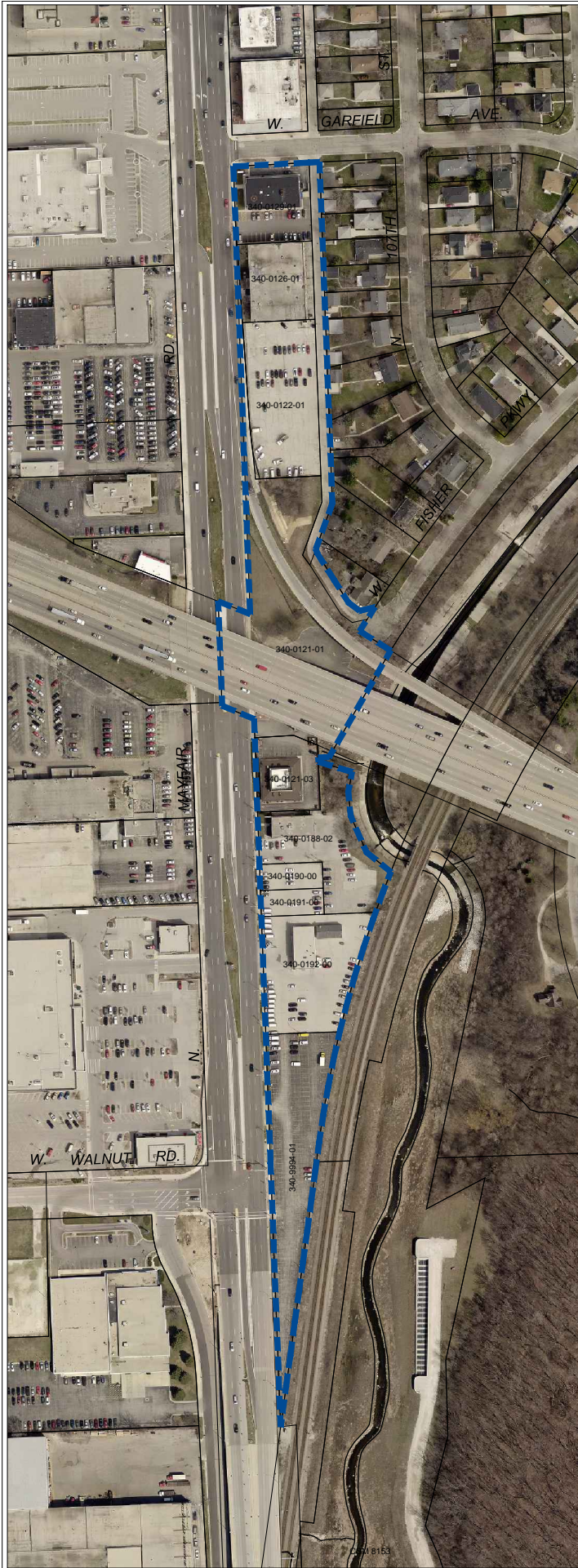
**TID NO. 9 - TABLE I**  
**Proposed Project Costs, Public Works and Improvements \***

	<b>Total Costs</b>	<b>Year 2015</b>	<b>2016</b>	<b>2017</b>	<b>2018-2040</b>
<b>CAPITAL COSTS</b>					
Structured Parking (Density)	1,994,000	1,994,000			
Site Work					
Demolition: Buildings					
Environmental					
Grading Improvements					
Public Utilities					
Water Main Improvements					
Sanitary Sewer Improvements					
Storm Sewer Improvements					
Public Utilities Subtotal	444,011				444,011
Public Improvements					
Road Improvements					
Street lighting					
Transportation improvements					
Traffic signal					
Subtotal Public Improvements	350,000				350,000
<b>ADMINISTRATIVE COSTS</b>					
	80,000	20,000	5,000	5,000	50,000
<b>FINANCING COSTS</b>					
Loan interest costs					
<b>TOTAL</b>	<b>2,868,011</b>	<b>2,014,000</b>	<b>5,000</b>	<b>5,000</b>	<b>844,011</b>

*\* Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.*

**Section C      Local Action**

Before a Tax Incremental Financing District can be created, the Community Development Authority must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project



## Tax Incremental District No. 9

Being a part of the W 1/2 of

Sec. 20 T7N, R21E

City of Wauwatosa, Milwaukee Co., WI

REV. 01/23/2015

CITY OF WAUWATOSA  
Resolution

R-15-84

By: Financial Affairs

---

WHEREAS, the City of Wauwatosa (the "City") has determined that the use of Tax Incremental Financing is necessary to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 9 (the "District") is proposed to be created by the City in accordance with the provisions and requirements of Wisconsin Statutes Sections 66.1105; and

WHEREAS, the Community Development Authority of the City of Wauwatosa has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district, and project expenditures outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

---

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the County Executive of Milwaukee County, the Superintendent of the Wauwatosa School District, the Milwaukee Area Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law; and

---

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority, on March 17, 2015 held a public hearing concerning the project plan and boundaries and proposed creation of Tax Incremental District No. 9, provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Community Development Authority of the City of Wauwatosa adopted, and subsequently recommended approval to the City Council a Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Milwaukee County, Wisconsin that:

1. The boundaries of "Tax Incremental District No. 9, City of Wauwatosa" are hereby established as specified in Exhibit A of this resolution.
2. The District is created effective as of January 1, 2015.

3. The Common Council finds and declares that:
- Not less than 50% of the area occupied by real property within Tax Incremental District No. 9 is suitable for blight and rehabilitation.
  - The improvement of Tax Incremental District No. 9 is likely to significantly enhance the value of substantially all of the other real property in the district.
  - The project costs relate directly to promoting redevelopment and rehabilitation, consistent with the purpose for which the district is created.
  - The equalized value of taxable property of Tax Incremental District No. 9, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.
  - Creation of the District promotes orderly development in the City.
4. The Project Plan for "Tax Incremental District No. 9, City of Wauwatosa (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to apply to the Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2015 pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Section 70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Passed and Dated April 7, 2015

Carla A. Medema

Clerk

Approved April 8, 2015

Katherine Berg  
Mayor

Adopted April 7, 2015

See page:

Journal Number: 111





### CAPITAL IMPROVEMENT PLAN 2016-2020 BUDGET YEAR SUMMARY

#### Type of Project by Year

Project Type	2014 Actuals	2015 Estimate	2016	2017	2018	2019	2020	Total By Type of Project
Transportation	\$ 3,318,593	\$ 6,299,731	\$ 6,260,692	\$ 12,662,934	\$ 9,504,965	\$ 9,229,972	\$ 8,294,468	\$ 45,953,032
Sanitary Sewers	\$ 6,808,841	\$ 3,572,695	\$ 4,174,227	\$ 3,594,143	\$ 3,759,310	\$ 4,013,963	\$ 4,144,476	\$ 19,686,120
Storm Sewers	\$ 1,744,726	\$ 6,203,733	\$ 4,862,700	\$ 4,372,754	\$ 2,105,644	\$ 1,772,129	\$ 3,331,200	\$ 16,444,426
Water	\$ 2,088,491	\$ 3,565,341	\$ 2,526,550	\$ 4,453,635	\$ 4,691,980	\$ 3,223,145	\$ 3,777,825	\$ 18,673,135
Structures & Equip.	\$ 1,788,115	\$ 557,155	\$ 1,381,500	\$ 894,000	\$ 1,274,855	\$ 580,000	\$ 370,000	\$ 4,500,355
TIF	\$ 1,576,562	\$ 12,957,008	\$ -	\$ -	\$ 10,440,000	\$ -	\$ -	\$ 10,440,000
Parks	\$ 388,558	\$ 1,022,870	\$ 75,000	\$ 82,400	\$ 165,300	\$ 1,000,000	\$ -	\$ 1,322,700
Other	\$ 75,604	\$ 92,367	\$ -	\$ -	\$ 900,000	\$ 100,000	\$ 47,250	\$ 1,047,250
<b>TOTAL</b>	<b>\$ 17,789,489</b>	<b>\$ 34,270,900</b>	<b>\$ 19,280,669</b>	<b>\$ 26,059,866</b>	<b>\$ 32,842,054</b>	<b>\$ 19,919,209</b>	<b>\$ 19,965,219</b>	<b>\$ 118,067,017</b>

#### Revenue Source by Year

Revenue Source	2014 Actuals	2015 Estimate	2016	2017	2018	2019	2020	Total By Revenue Source
Levy-backed Bonds	\$ 5,390,000	\$ 6,625,000	\$ 5,191,899	\$ 11,807,584	\$ 8,996,315	\$ 4,266,459	\$ 6,691,700	\$ 36,953,958
Rate-backed Bonds - Sanitary	\$ 2,750,000	\$ 4,075,000	\$ 3,715,950	\$ 3,427,643	\$ 3,759,310	\$ 3,873,263	\$ 4,144,476	\$ 18,920,643
Rate-backed Bonds - Storm	\$ 6,190,000	\$ 1,775,000	\$ 4,386,065	\$ 4,272,754	\$ 1,952,244	\$ 1,562,929	\$ 3,101,240	\$ 15,275,232
Rate-backed Bonds - Water	\$ -	\$ -	\$ 159,050	\$ 4,408,635	\$ 4,656,980	\$ 3,223,145	\$ 3,277,825	\$ 15,725,635
Special Assessment	\$ 652,913	\$ 478,997	\$ 650,000	\$ 800,000	\$ 950,000	\$ 1,000,000	\$ 1,000,001	\$ 4,400,001
TIF	\$ 1,576,562	\$ 12,957,008	\$ 2,850,000	\$ 604,250	\$ 5,375,000	\$ 2,998,730	\$ 500,000	\$ 12,327,980
General Fund Transfer	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 438,505	\$ 445,683	\$ 352,767	\$ 2,136,954
Grants/Shared Costs	\$ 87,882	\$ 611,748	\$ 130,000	\$ 100,000	\$ 5,373,400	\$ 969,000	\$ 229,960	\$ 6,802,360
Surplus <sup>2</sup>	\$ 604,170	\$ 7,111,510	\$ 1,088,000	\$ 45,000	\$ 35,000	\$ -	\$ 500,000	\$ 1,668,000
Amortization Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Funds	\$ 87,962	\$ 186,637	\$ 659,704	\$ 144,000	\$ 1,305,300	\$ 1,580,000	\$ 167,250	\$ 3,856,254
<b>TOTAL</b>	<b>\$ 17,789,489</b>	<b>\$ 34,270,900</b>	<b>\$ 19,280,669</b>	<b>\$ 26,059,866</b>	<b>\$ 32,842,054</b>	<b>\$ 19,919,209</b>	<b>\$ 19,965,219</b>	<b>\$ 118,067,017</b>

<sup>2</sup> Includes fund balance (any fund) as well as prior year bond proceeds

#### Total by Project Component by Year

Components	2014 Actuals	2015 Estimate	2016	2017	2018	2019	2020	Total by Component
Design - In-house			\$ 1,328,369	\$ 1,722,563	\$ 1,033,395	\$ 1,925,090	\$ 1,470,618	\$ 7,480,034
Design - Other			\$ -	\$ 121,720	\$ 137,920	\$ 164,000	\$ 132,800	\$ 556,440
Engineering and Overhead			\$ 476,284	\$ 633,598	\$ 556,328	\$ 442,334	\$ 515,812	\$ 2,624,355
Land Acquisition			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction			\$ 16,342,516	\$ 22,711,985	\$ 29,754,557	\$ 16,827,786	\$ 17,728,739	\$ 103,365,583
Other			\$ 1,133,500	\$ 870,000	\$ 1,359,855	\$ 560,000	\$ 117,250	\$ 4,040,605
			<b>\$ 19,280,669</b>	<b>\$ 26,059,866</b>	<b>\$ 32,842,054</b>	<b>\$ 19,919,209</b>	<b>\$ 19,965,219</b>	<b>\$ 118,067,017</b>



City of Wauwatosa  
7725 West North Avenue  
Wauwatosa, Wisconsin 53213  
414-471-8300 • Fax 414-471-8483  
www.wauwatosa.net

December 5, 2010

Paulette Enders  
City of Wauwatosa Development Director  
7725W. North Ave. Wauwatosa, WI 53213

Building on the existing participation in the Wauwatosa Brownfields Assessment Program, the Wauwatosa Health Department (WHD) is providing this recommendation and statement of support for the City of Wauwatosa's application to the USEPA for grant funding to facilitate redevelopment of contaminated properties in the City.

WHD staff expertise extends to the study of exposure substances and events related to health and safety outcomes. By state statute, health departments promote health and safety and protect the public from health hazards. The WHD has knowledge of vulnerable and special needs populations. Approximately 25% of the City's population is 55 and older. Some of the families we serve experience limited English proficiency and reside in close proximity to Brownfield sites. WHD personnel provide health programs such as:

- Childhood lead poisoning prevention and case management
- Weatherization grant for the replacement of lead-based windows and doors in aging housing
- Health services for families with infants and children
- Health services and clinics for the elderly
- Communicable disease control, investigation, and prevention
- Immunization services for adults, infants and children
- Refugee health

The WHD inspects all state-licensed restaurant, retail food, hotels, public pools, some of which are now blighted properties. We investigate, abate, enforce laws, and monitor progress in human health hazards using state statute and city ordinance to address matters of health and safety on properties, lead paint issues, and boil water advisories.

WHD's role during implementation of the assessment grant will be to provide collaboration and guidance on health issues related to our community. Specifically, the Health Department will assist in implementation of the assessment grant by continuing our participation in the Wauwatosa Brownfields Advisory Committee. Our role in the Committee will be to review of proposed cleanup projects to ensure assessments are protective of human health and the environment.

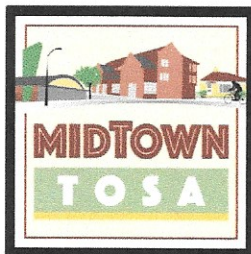
The WHD collaborates with multiple agencies, including the EPA and DNR. Local health departments also report to the State of Wisconsin Department of Health Services-Division of Public Health. We have access to state and local data related to lead poisoned children and communicable disease events. We follow the Centers for Disease Control and Prevention (CDC) recommendations on matters of public health and safety. We partner with multiple community entities including the City's Senior Commission, public and private schools, community-based residential facilities, day cares and health care institutions.

Sincerely,

Laura Conklin

Laura Conklin, MP  
City of Wauwatosa Health Officer  
Wauwatosa Health Department Director





*Service • Wellness • Community*

December 9, 2016

Paulette Enders  
Development Director  
City of Wauwatosa  
7725W. North Ave  
Wauwatosa, WI 53213

Dear Ms. Enders:

MidTown Tosa, Inc. recommends and provides this statement of support for the City of Wauwatosa's application to the USEPA for a community wide assessment grant to provide continued support of the City's efforts to facilitate assessment, cleanup, and redevelopment of Brownfield properties.

MidTown Tosa, Inc was recently established as an association to represent the 50 commercial businesses and property owners along North Avenue in central Wauwatosa. MidTown Tosa has established bylaws and is led by a seven person Board of Directors, to promote service, wellness, and a sense of community in MidTown Tosa. The focus of MidTown Tosa is threefold: to grow MidTown's economy through collaborative promotions and events that foster a thriving environment for all businesses; to highlight the diversity of traditional and integrative healthcare providers in MidTown to support all aspects of health and wellness; and to strengthen the neighborhood through community partnerships and encourage the neighbors to explore MidTown by making it accessible to all.

MidTown Tosa can uniquely support the City's efforts in facilitating redevelopment of Brownfield properties by identifying end-users of redeveloped properties. The Board is currently undertaking a strategic planning effort to identify and guide redevelopment efforts along the commercial corridor (North Avenue from 80<sup>th</sup> Street to Swan Blvd.), where the historic and current property uses pose environmental challenges to redevelopment. If the City is awarded the grant, one or more representatives from the Board will serve on the Wauwatosa Brownfields Advisory Committee to provide input on the economic potential of individual assessment projects. In addition, the Board will assist the City in marketing the assessment program to facilitate the assessment and redevelopment of underutilized or blighted sites throughout the community.

Sincerely,

Michael Gardner

President – MidTown Tosa Board of Directors



December 6, 2016

Paulette Enders  
Development Director  
City of Wauwatosa  
7725W. North Ave  
Wauwatosa, WI 53213

Dear Ms. Enders:

This letter is a recommendation and statement of support for the City of Wauwatosa's application to the USEPA for brownfield grant funding to facilitate the redevelopment of properties impacted with environmental contamination.

The Wauwatosa Chamber of Commerce is proud to support the efforts that the City of Wauwatosa has made to redevelop brownfield sites. We also appreciate the cooperative help of the USEPA in these efforts to redevelop our community. Through this partnership, the redevelopment of the blighted areas of Wauwatosa is possible.

The Wauwatosa Chamber of Commerce (WCC) is a business association representing companies in and around Wauwatosa. WCC has been actively serving as a diverse membership since 1939, which enables us to stay in touch with business needs and concerns. Governed by a representative volunteer board of directors, our goal is to provide guidance and networking opportunities to promote future business. This role puts us in a unique situation to support the City's efforts in facilitating redevelopment of Brownfield properties by identifying end-users of redeveloped properties. WCC is proud of the dedicated effort that the City of Wauwatosa has made to facilitate redevelopment of brownfield sites in the City.

When the assessment grant is funded, the Wauwatosa Chamber of Commerce will continue to provide input on the economic potential of individual remediation/cleanup projects. Additionally, the Chamber will continue upon past efforts with the City of Wauwatosa to market the brownfield assessment program to facilitate the redevelopment of underutilized or blighted sites throughout the Community.

Again, thank you for the support you have given Wauwatosa in the past. The Chamber looks forward to a continued partnership between the City of Wauwatosa and the USEPA as we work together to grow Wauwatosa.

Sincerely,

A handwritten signature in black ink that reads "Terry Estness".

Terry Estness

Executive Director

December 2, 2016

Paulette Enders  
Development Director  
City of Wauwatosa  
7725W. North Ave  
Wauwatosa, WI 53213

Dear Ms. Enders:

This letter serves as a statement of support for the City of Wauwatosa's application to the U.S. Environmental Protection Agency (USEPA) for a Community-Wide Assessment Grant. To provide continued support of the City's efforts to facilitate assessment, cleanup, and redevelopment of Brownfield properties within the City of Wauwatosa's designated target area, Redevelopment District No. 1 (commonly referred to as the Mayfair Corridor).

The Fisher Woods Neighborhood Association (FWNA) is an organization consisting of united residents and property owners committed to the improvements, preservation, safety, and social interaction of our neighborhood. Redevelopment District No. 1 is within our association's boundaries. This target area is prime for redevelopment, however, potential Brownfield sites within the target area pose obstacles to redevelopment. Therefore, the FWNA fully supports the City of Wauwatosa's efforts to obtain a Brownfields grant needed to conduct assessment of potential Brownfields properties.

If the City is awarded the grant, FWNA members will be invited to participate in regular community outreach meetings held by the City's Community Development Authority. The FWNA will also provide the City local knowledge and ideas about future land use and our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Holtz". The signature is fluid and cursive, with the first name "Brian" and last name "Holtz" clearly distinguishable.

Brian Holtz  
FWNA President

# MILWAUKEE 7



December 6, 2016

Ms. Paulette Enders  
City of Wauwatosa  
Development Director  
7725 W. North Avenue  
Wauwatosa, WI 53213

Dear Ms. Enders:

This letter is a recommendation and statement of support for the City of Wauwatosa's application to the USEPA to provide continued backing of the City's efforts to facilitate assessment and redevelopment of brownfield properties through EPA's assessment program. Funds will allow the City to effectively market underutilized and abandoned brownfield properties throughout Wauwatosa.

Industry has played a significant role in the economic development of Wauwatosa dating to the 1840s. As Wauwatosa is landlocked and completely developed, growth must come from redevelopment of brownfield properties which are most often immediately adjacent to residential neighborhoods.

Similar to other areas in the U.S., manufacturers have abandoned properties in our region, leaving them vacant, blighted or vastly underutilized. Additionally, prolonged industrial operations have resulted in legacy environmental liabilities. Adverse economic, social, and health impacts on communities have resulted as well.

Thank you for the opportunity to submit this letter supporting Wauwatosa's application. Milwaukee 7 is willing to participate in the implementation of the grant through dissemination of program information, public outreach and education.

Sincerely,

James R. Paetsch  
Vice President

### 1.1.1 City of Wauwatosa

The City of Wauwatosa is a general purpose unit of local government, as "local government" is defined as that term is defined as stated under 2 C.R. 200.4.

### 1.1.2 Community Involvement

Community involvement with Wauwatosa residents and stakeholders is an essential element of the City's vision of revitalization, economic redevelopment, protection of human health, and blight elimination. During the implementation of previous "SEPA Brownfield Assessment Grants, the City developed the Citizen Participation Plan, an integrated process and framework to involve citizens, local businesses, schools, civic organizations, and communities in decision making from project inception through grant closeout. The Citizen Participation Plan will continue to be utilized during the new grant implementation period. Information dissemination, community feedback, and public hearings are integral elements of the process and will be used to ensure ample opportunity for all stakeholders to become informed and provide input during every stage of the project. The City of Wauwatosa will also continue to involve neighborhood associations, service clubs and interested parties from the City of Milwaukee in outreach activities.

A public meeting open to all Wauwatosa residents will be held by the City of Wauwatosa's Community Development Authority (CDA) following a notice of grant award to present general information on the grant and to inform and solicit input from the community's stakeholders. The CDA will hold subsequent public meetings for participation in site prioritization and selection, and when properties within the target areas are selected for assessment. Wauwatosa anticipates that community involvement will benefit the program's initiatives by: 1) identifying local knowledge and/or ideas about future land use, 2) providing the CDA with community-based issues and concerns, and 3) gaining public acceptance of future projects through contribution to the process. City project representatives will attend neighborhood association and community organization meetings to discuss the project, as requested. Additionally, periodic updates will be posted on the City's Brownfield Program website.

Project meetings targeted at community involvement and communicating progress will be held in the evenings to accommodate work and school schedules of stakeholders. In addition, meetings will be held at a location served by the mass transit system and in an ADA compliant facility to accommodate needs of sensitive populations (i.e. disabled or elderly). The City Clerk will assist any disabled person who requires meetings or materials to be in an accessible format.

The public routinely accesses the City's municipal and library websites for community information. Therefore, the City plans to issue status updates via the City's website and via emails to an existing database of stakeholders that include property owners, neighborhood associations, civic action groups, investors, and economic development leaders. Project communications will be provided in English. Language translation services provided for the City's residents as needed.

Printed copies of all project outputs will be made available at City Hall to ensure access to stakeholders without internet access. In addition, project documents will be linked to the City's public GIS database to allow for open public access to project files (i.e. Phase I ESAs, Phase II

ESAs, AECAs, etc. Meetings will be advertised via the City website, City Hall notification board, and TosaNow legal news publication for the City. Information on brownfield assessment and redevelopment progress will also be communicated at display booths at events such as the Tosa Farmer's Market which reaches a broad spectrum of residents throughout the season, in addition to health fairs sponsored by the Health Department periodically throughout the year.

**Attachment E – Applicant Eligibility and Threshold Criteria**

- Documentation of applicant eligibility if other than city, county, state or tribe

Not Applicable. The City of Wauwatosa is a general purpose unit of local government, as local government is defined as that term is defined as stated under 2 C.R 200.4.

- Letter of commitment from assessment coalition members

Not Applicable. The City of Wauwatosa is applying for a community-wide grant, not a coalition grant.

- Property-specific determination request

Not applicable. The City of Wauwatosa is applying for a community-wide grant, not a site specific grant.

- Petroleum eligibility determination information

Not applicable. The City of Wauwatosa is applying for a hazardous substances grant, not a petroleum grant.

- Justification for requested waiver of the \$200,000 limit for a Site-specific assessment

Not applicable. The City of Wauwatosa is not requesting a Site-specific grant nor a waiver.





November 30, 2016

Paulette Enders  
Development Director  
City of Wauwatosa  
7725 W. North Avenue  
Wauwatosa, WI 53213

**Subject: State Acknowledgement Letter for the City of Wauwatosa for U.S. EPA a \$200,000  
Community-Wide Hazardous Substances Brownfields Assessment Grant**

Dear Ms. Enders:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the City of Wauwatosa for U.S. Environmental Protection Agency Brownfield Grant funds identified above.

The Wisconsin DNR is fully committed to a collaborative partnership with the City of Wauwatosa, and will support your brownfield assessment and remediation efforts in many ways, including:

- The Wisconsin DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The Wisconsin DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for this grant application is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Darsi Foss, Director  
Bureau for Remediation and Redevelopment  
Wisconsin Department of Natural Resources

Copy: Margaret Brunette – DNR SER

CITY OF WAUWATOSA  
Resolution

R-15-274

By: Community Affairs Committee

WHEREAS, pursuant to Section 66.1333 of the Wisconsin Statutes, the Community Development Authority ("the CDA") prepared a plan of redevelopment and urban renewal known as the Redevelopment District #1 Project Plan, City of Wauwatosa, Wisconsin; and

WHEREAS, the CDA caused to be prepared a map which sets out the boundaries of and the properties included in the proposed project area for Redevelopment District #1; and

WHEREAS, on August 13, 2015, a hearing was held before the CDA regarding the creation of Redevelopment District #1 and the adoption of a Redevelopment Plan thereof, at which time all interested parties were afforded a full opportunity to express their views; and

WHEREAS, on August 13, 2015, the CDA designated the boundaries of the proposed Redevelopment District #1 Project Plan project area, determined that the Project Plan is both feasible and in conformity with the comprehensive plan of the City, and approved the Project Plan; and

WHEREAS, the CDA submitted the boundaries of Redevelopment District #1 and the Redevelopment District #1 Project Plan to the Common Council for action pursuant to section 66.1333(6) of the Wisconsin Statutes; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin, as follows:

1. The boundaries of Redevelopment District #1, as shown in Exhibit B attached hereto, are approved.
2. The area within the boundaries of Redevelopment District #1 is found to be a blighted area within the meaning of section 66.1333(2m)(b) of the Wisconsin Statutes, and in need of a blight elimination, slum clearance or urban renewal project.
3. The Redevelopment District #1 Project Plan, attached hereto as Exhibit A, is in conformity with the comprehensive plan of the City and feasible, and is hereby approved.
4. Pursuant to Section 66.1333(6)(b)1 of the Wisconsin Statutes, all new construction (including substantial remodeling, conversion, rebuilding, enlargement, extension or major structural improvements on existing buildings) is prohibited on all lands within Redevelopment District #1, until completion of the Redevelopment District #1 Project Plan, unless specifically authorized by the Common Council. Ordinary maintenance or remodeling, including changes necessary to continue the occupancy of the property, shall not be prohibited. During all periods that the



above-described prohibition is in effect, no such construction may be authorized by any agency, board or commission of the City of Wauwatosa in said area unless authorized by the Common Council.

Adopted: November 3, 2015

Page:

Journal: 112

Passed and Dated November 3, 2015

Carla A. Hedesma

Clerk

Approved November 4, 2015

Dennis R. McBride

Acting Mayor

# Map 5 : Redevelopment Concept

Wauwatosa Redevelopment District #1







## Section A      Introductions

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty per cent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
3. The local legislative body, by resolution, dissolves the District, at which time the City shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

The City intends to create a Tax Incremental Financing District to assist with financing certain eligible costs. The Project Plan for Tax Incremental Financing District No. 9, "the District," in the City of Wauwatosa has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 9 is defined by the boundary shown on Map 1 found on Page 10. Pursuant to s. 66.1105(4)(f), the Project Plan shall include:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the City attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

**Section B      Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within and Outside of the District**

The public works and improvement activities located within Tax Incremental Financing District No. 9 are listed on Table I found on page 3, which provides a listing of all District activities; and Map 3 on Page 12, which shows the location of the proposed project costs, public works and improvements. As development moves forward and specific project activities are undertaken, refinement in the scope of project activity, as well as preparation of plans and specifications will further define project activity costs. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Any economic incentives granted will be consistent with the TIF statutory requirements.

**A. Capital Costs for Development of the District:**

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District projects. Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

**B. Administrative Costs:**

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

**C. Organization Costs:**

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, surveyors, appraisers, and other contracted services related to the District. This shall also include the District economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

**D. Financing Costs:**

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

**TID NO. 9 - TABLE I**  
**Proposed Project Costs, Public Works and Improvements \***

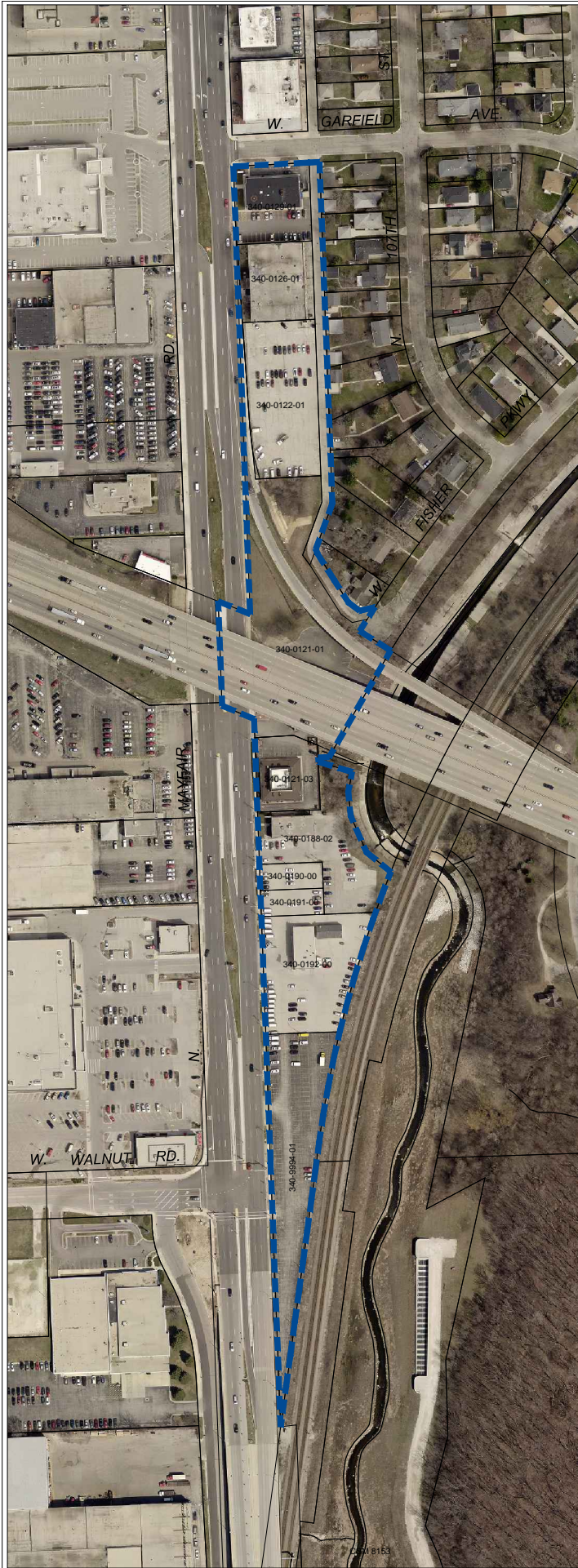
	<b>Total Costs</b>	<b>Year 2015</b>	<b>2016</b>	<b>2017</b>	<b>2018-2040</b>
<b>CAPITAL COSTS</b>					
Structured Parking (Density)	1,994,000	1,994,000			
Site Work					
Demolition: Buildings					
Environmental					
Grading Improvements					
Public Utilities					
Water Main Improvements					
Sanitary Sewer Improvements					
Storm Sewer Improvements					
Public Utilities Subtotal	444,011				444,011
Public Improvements					
Road Improvements					
Street lighting					
Transportation improvements					
Traffic signal					
Subtotal Public Improvements	350,000				350,000
<b>ADMINISTRATIVE COSTS</b>					
	80,000	20,000	5,000	5,000	50,000
<b>FINANCING COSTS</b>					
Loan interest costs					
<b>TOTAL</b>	<b>2,868,011</b>	<b>2,014,000</b>	<b>5,000</b>	<b>5,000</b>	<b>844,011</b>

*\* Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.*

**Section C      Local Action**

Before a Tax Incremental Financing District can be created, the Community Development Authority must hold a public hearing(s) on the proposed creation of the District, the proposed boundaries thereof and the proposed Project





## Tax Incremental District No. 9

Being a part of the W 1/2 of

Sec. 20 T7N, R21E

City of Wauwatosa, Milwaukee Co., WI

REV. 01/23/2015

CITY OF WAUWATOSA  
Resolution

R-15-84

By: Financial Affairs

---

WHEREAS, the City of Wauwatosa (the "City") has determined that the use of Tax Incremental Financing is necessary to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 9 (the "District") is proposed to be created by the City in accordance with the provisions and requirements of Wisconsin Statutes Sections 66.1105; and

WHEREAS, the Community Development Authority of the City of Wauwatosa has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district, and project expenditures outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

---

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the County Executive of Milwaukee County, the Superintendent of the Wauwatosa School District, the Milwaukee Area Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law; and

---

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority, on March 17, 2015 held a public hearing concerning the project plan and boundaries and proposed creation of Tax Incremental District No. 9, provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Community Development Authority of the City of Wauwatosa adopted, and subsequently recommended approval to the City Council a Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Milwaukee County, Wisconsin that:

1. The boundaries of "Tax Incremental District No. 9, City of Wauwatosa" are hereby established as specified in Exhibit A of this resolution.
2. The District is created effective as of January 1, 2015.



3. The Common Council finds and declares that:
- Not less than 50% of the area occupied by real property within Tax Incremental District No. 9 is suitable for blight and rehabilitation.
  - The improvement of Tax Incremental District No. 9 is likely to significantly enhance the value of substantially all of the other real property in the district.
  - The project costs relate directly to promoting redevelopment and rehabilitation, consistent with the purpose for which the district is created.
  - The equalized value of taxable property of Tax Incremental District No. 9, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.
  - Creation of the District promotes orderly development in the City.
4. The Project Plan for "Tax Incremental District No. 9, City of Wauwatosa (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to apply to the Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2015 pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Section 70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.

Passed and Dated April 7, 2015

Carla A. Medema

Clerk

Approved April 8, 2015

Katherine Berg  
Mayor

Adopted April 7, 2015

See page:

Journal Number: 111



### CAPITAL IMPROVEMENT PLAN 2016-2020 BUDGET YEAR SUMMARY

#### Type of Project by Year

Project Type	2014 Actuals	2015 Estimate	2016	2017	2018	2019	2020	Total By Type of Project
Transportation	\$ 3,318,593	\$ 6,299,731	\$ 6,260,692	\$ 12,662,934	\$ 9,504,965	\$ 9,229,972	\$ 8,294,468	\$ 45,953,032
Sanitary Sewers	\$ 6,808,841	\$ 3,572,695	\$ 4,174,227	\$ 3,594,143	\$ 3,759,310	\$ 4,013,963	\$ 4,144,476	\$ 19,686,120
Storm Sewers	\$ 1,744,726	\$ 6,203,733	\$ 4,862,700	\$ 4,372,754	\$ 2,105,644	\$ 1,772,129	\$ 3,331,200	\$ 16,444,426
Water	\$ 2,088,491	\$ 3,565,341	\$ 2,526,550	\$ 4,453,635	\$ 4,691,980	\$ 3,223,145	\$ 3,777,825	\$ 18,673,135
Structures & Equip.	\$ 1,788,115	\$ 557,155	\$ 1,381,500	\$ 894,000	\$ 1,274,855	\$ 580,000	\$ 370,000	\$ 4,500,355
TIF	\$ 1,576,562	\$ 12,957,008	\$ -	\$ -	\$ 10,440,000	\$ -	\$ -	\$ 10,440,000
Parks	\$ 388,558	\$ 1,022,870	\$ 75,000	\$ 82,400	\$ 165,300	\$ 1,000,000	\$ -	\$ 1,322,700
Other	\$ 75,604	\$ 92,367	\$ -	\$ -	\$ 900,000	\$ 100,000	\$ 47,250	\$ 1,047,250
<b>TOTAL</b>	<b>\$ 17,789,489</b>	<b>\$ 34,270,900</b>	<b>\$ 19,280,669</b>	<b>\$ 26,059,866</b>	<b>\$ 32,842,054</b>	<b>\$ 19,919,209</b>	<b>\$ 19,965,219</b>	<b>\$ 118,067,017</b>

#### Revenue Source by Year

Revenue Source	2014 Actuals	2015 Estimate	2016	2017	2018	2019	2020	Total By Revenue Source
Levy-backed Bonds	\$ 5,390,000	\$ 6,625,000	\$ 5,191,899	\$ 11,807,584	\$ 8,996,315	\$ 4,266,459	\$ 6,691,700	\$ 36,953,958
Rate-backed Bonds - Sanitary	\$ 2,750,000	\$ 4,075,000	\$ 3,715,950	\$ 3,427,643	\$ 3,759,310	\$ 3,873,263	\$ 4,144,476	\$ 18,920,643
Rate-backed Bonds - Storm	\$ 6,190,000	\$ 1,775,000	\$ 4,386,065	\$ 4,272,754	\$ 1,952,244	\$ 1,562,929	\$ 3,101,240	\$ 15,275,232
Rate-backed Bonds - Water	\$ -	\$ -	\$ 159,050	\$ 4,408,635	\$ 4,656,980	\$ 3,223,145	\$ 3,277,825	\$ 15,725,635
Special Assessment	\$ 652,913	\$ 478,997	\$ 650,000	\$ 800,000	\$ 950,000	\$ 1,000,000	\$ 1,000,001	\$ 4,400,001
TIF	\$ 1,576,562	\$ 12,957,008	\$ 2,850,000	\$ 604,250	\$ 5,375,000	\$ 2,998,730	\$ 500,000	\$ 12,327,980
General Fund Transfer	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 438,505	\$ 445,683	\$ 352,767	\$ 2,136,954
Grants/Shared Costs	\$ 87,882	\$ 611,748	\$ 130,000	\$ 100,000	\$ 5,373,400	\$ 969,000	\$ 229,960	\$ 6,802,360
Surplus <sup>2</sup>	\$ 604,170	\$ 7,111,510	\$ 1,088,000	\$ 45,000	\$ 35,000	\$ -	\$ 500,000	\$ 1,668,000
Amortization Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Funds	\$ 87,962	\$ 186,637	\$ 659,704	\$ 144,000	\$ 1,305,300	\$ 1,580,000	\$ 167,250	\$ 3,856,254
<b>TOTAL</b>	<b>\$ 17,789,489</b>	<b>\$ 34,270,900</b>	<b>\$ 19,280,669</b>	<b>\$ 26,059,866</b>	<b>\$ 32,842,054</b>	<b>\$ 19,919,209</b>	<b>\$ 19,965,219</b>	<b>\$ 118,067,017</b>

<sup>2</sup> Includes fund balance (any fund) as well as prior year bond proceeds

#### Total by Project Component by Year

Components	2014 Actuals	2015 Estimate	2016	2017	2018	2019	2020	Total by Component
Design - In-house			\$ 1,328,369	\$ 1,722,563	\$ 1,033,395	\$ 1,925,090	\$ 1,470,618	\$ 7,480,034
Design - Other			\$ -	\$ 121,720	\$ 137,920	\$ 164,000	\$ 132,800	\$ 556,440
Engineering and Overhead			\$ 476,284	\$ 633,598	\$ 556,328	\$ 442,334	\$ 515,812	\$ 2,624,355
Land Acquisition			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction			\$ 16,342,516	\$ 22,711,985	\$ 29,754,557	\$ 16,827,786	\$ 17,728,739	\$ 103,365,583
Other			\$ 1,133,500	\$ 870,000	\$ 1,359,855	\$ 560,000	\$ 117,250	\$ 4,040,605
			<b>\$ 19,280,669</b>	<b>\$ 26,059,866</b>	<b>\$ 32,842,054</b>	<b>\$ 19,919,209</b>	<b>\$ 19,965,219</b>	<b>\$ 118,067,017</b>



City of Wauwatosa  
City of Wauwatosa  
7725 West North Avenue  
Wauwatosa, Wisconsin 53213  
414-471-8300 • Fax 414-471-8483  
www.wauwatosa.net

December 5, 2010

Paulette Enders  
City of Wauwatosa Development Director  
7725W. North Ave. Wauwatosa, WI 53213

Building on the existing participation in the Wauwatosa Brownfields Assessment Program, the Wauwatosa Health Department (WHD) is providing this recommendation and statement of support for the City of Wauwatosa's application to the USEPA for grant funding to facilitate redevelopment of contaminated properties in the City.

WHD staff expertise extends to the study of exposure substances and events related to health and safety outcomes. By state statute, health departments promote health and safety and protect the public from health hazards. The WHD has knowledge of vulnerable and special needs populations. Approximately 25% of the City's population is 55 and older. Some of the families we serve experience limited English proficiency and reside in close proximity to Brownfield sites. WHD personnel provide health programs such as:

- Childhood lead poisoning prevention and case management
- Weatherization grant for the replacement of lead-based windows and doors in aging housing
- Health services for families with infants and children
- Health services and clinics for the elderly
- Communicable disease control, investigation, and prevention
- Immunization services for adults, infants and children
- Refugee health

The WHD inspects all state-licensed restaurant, retail food, hotels, public pools, some of which are now blighted properties. We investigate, abate, enforce laws, and monitor progress in human health hazards using state statute and city ordinance to address matters of health and safety on properties, lead paint issues, and boil water advisories.

WHD's role during implementation of the assessment grant will be to provide collaboration and guidance on health issues related to our community. Specifically, the Health Department will assist in implementation of the assessment grant by continuing our participation in the Wauwatosa Brownfields Advisory Committee. Our role in the Committee will be to review of proposed cleanup projects to ensure assessments are protective of human health and the environment.

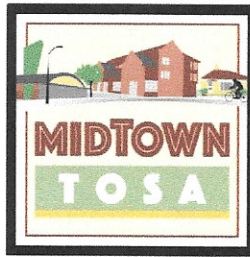
The WHD collaborates with multiple agencies, including the EPA and DNR. Local health departments also report to the State of Wisconsin Department of Health Services-Division of Public Health. We have access to state and local data related to lead poisoned children and communicable disease events. We follow the Centers for Disease Control and Prevention (CDC) recommendations on matters of public health and safety. We partner with multiple community entities including the City's Senior Commission, public and private schools, community-based residential facilities, day cares and health care institutions.

Sincerely,

Laura Conklin

Laura Conklin, MP  
City of Wauwatosa Health Officer  
Wauwatosa Health Department Director





*Service • Wellness • Community*

December 9, 2016

Paulette Enders  
Development Director  
City of Wauwatosa  
7725W. North Ave  
Wauwatosa, WI 53213

Dear Ms. Enders:

MidTown Tosa, Inc. recommends and provides this statement of support for the City of Wauwatosa's application to the USEPA for a community wide assessment grant to provide continued support of the City's efforts to facilitate assessment, cleanup, and redevelopment of Brownfield properties.

MidTown Tosa, Inc was recently established as an association to represent the 50 commercial businesses and property owners along North Avenue in central Wauwatosa. MidTown Tosa has established bylaws and is led by a seven person Board of Directors, to promote service, wellness, and a sense of community in MidTown Tosa. The focus of MidTown Tosa is threefold: to grow MidTown's economy through collaborative promotions and events that foster a thriving environment for all businesses; to highlight the diversity of traditional and integrative healthcare providers in MidTown to support all aspects of health and wellness; and to strengthen the neighborhood through community partnerships and encourage the neighbors to explore MidTown by making it accessible to all.

MidTown Tosa can uniquely support the City's efforts in facilitating redevelopment of Brownfield properties by identifying end-users of redeveloped properties. The Board is currently undertaking a strategic planning effort to identify and guide redevelopment efforts along the commercial corridor (North Avenue from 80<sup>th</sup> Street to Swan Blvd.), where the historic and current property uses pose environmental challenges to redevelopment. If the City is awarded the grant, one or more representatives from the Board will serve on the Wauwatosa Brownfields Advisory Committee to provide input on the economic potential of individual assessment projects. In addition, the Board will assist the City in marketing the assessment program to facilitate the assessment and redevelopment of underutilized or blighted sites throughout the community.

Sincerely,

Michael Gardner

President – MidTown Tosa Board of Directors



December 6, 2016

Paulette Enders  
Development Director  
City of Wauwatosa  
7725W. North Ave  
Wauwatosa, WI 53213

Dear Ms. Enders:

This letter is a recommendation and statement of support for the City of Wauwatosa's application to the USEPA for brownfield grant funding to facilitate the redevelopment of properties impacted with environmental contamination.

The Wauwatosa Chamber of Commerce is proud to support the efforts that the City of Wauwatosa has made to redevelop brownfield sites. We also appreciate the cooperative help of the USEPA in these efforts to redevelop our community. Through this partnership, the redevelopment of the blighted areas of Wauwatosa is possible.

The Wauwatosa Chamber of Commerce (WCC) is a business association representing companies in and around Wauwatosa. WCC has been actively serving as a diverse membership since 1939, which enables us to stay in touch with business needs and concerns. Governed by a representative volunteer board of directors, our goal is to provide guidance and networking opportunities to promote future business. This role puts us in a unique situation to support the City's efforts in facilitating redevelopment of Brownfield properties by identifying end-users of redeveloped properties. WCC is proud of the dedicated effort that the City of Wauwatosa has made to facilitate redevelopment of brownfield sites in the City.

When the assessment grant is funded, the Wauwatosa Chamber of Commerce will continue to provide input on the economic potential of individual remediation/cleanup projects. Additionally, the Chamber will continue upon past efforts with the City of Wauwatosa to market the brownfield assessment program to facilitate the redevelopment of underutilized or blighted sites throughout the Community.

Again, thank you for the support you have given Wauwatosa in the past. The Chamber looks forward to a continued partnership between the City of Wauwatosa and the USEPA as we work together to grow Wauwatosa.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Estness".

Terry Estness

Executive Director

December 2, 2016

Paulette Enders  
Development Director  
City of Wauwatosa  
7725W. North Ave  
Wauwatosa, WI 53213

Dear Ms. Enders:

This letter serves as a statement of support for the City of Wauwatosa's application to the U.S. Environmental Protection Agency (USEPA) for a Community-Wide Assessment Grant. To provide continued support of the City's efforts to facilitate assessment, cleanup, and redevelopment of Brownfield properties within the City of Wauwatosa's designated target area, Redevelopment District No. 1 (commonly referred to as the Mayfair Corridor).

The Fisher Woods Neighborhood Association (FWNA) is an organization consisting of united residents and property owners committed to the improvements, preservation, safety, and social interaction of our neighborhood. Redevelopment District No. 1 is within our association's boundaries. This target area is prime for redevelopment, however, potential Brownfield sites within the target area pose obstacles to redevelopment. Therefore, the FWNA fully supports the City of Wauwatosa's efforts to obtain a Brownfields grant needed to conduct assessment of potential Brownfields properties.

If the City is awarded the grant, FWNA members will be invited to participate in regular community outreach meetings held by the City's Community Development Authority. The FWNA will also provide the City local knowledge and ideas about future land use and our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Holtz". The signature is fluid and cursive, with the first name "Brian" and last name "Holtz" clearly distinguishable.

Brian Holtz  
FWNA President



# MILWAUKEE 7



December 6, 2016

Ms. Paulette Enders  
City of Wauwatosa  
Development Director  
7725 W. North Avenue  
Wauwatosa, WI 53213

Dear Ms. Enders:

This letter is a recommendation and statement of support for the City of Wauwatosa's application to the USEPA to provide continued backing of the City's efforts to facilitate assessment and redevelopment of brownfield properties through EPA's assessment program. Funds will allow the City to effectively market underutilized and abandoned brownfield properties throughout Wauwatosa.

Industry has played a significant role in the economic development of Wauwatosa dating to the 1840s. As Wauwatosa is landlocked and completely developed, growth must come from redevelopment of brownfield properties which are most often immediately adjacent to residential neighborhoods.

Similar to other areas in the U.S., manufacturers have abandoned properties in our region, leaving them vacant, blighted or vastly underutilized. Additionally, prolonged industrial operations have resulted in legacy environmental liabilities. Adverse economic, social, and health impacts on communities have resulted as well.

Thank you for the opportunity to submit this letter supporting Wauwatosa's application. Milwaukee 7 is willing to participate in the implementation of the grant through dissemination of program information, public outreach and education.

Sincerely,

James R. Paetsch  
Vice President

## 1.1 City of Wauwatosa

The City of Wauwatosa is a general purpose unit of local government, as "local government" is defined as that term is defined as stated under 2 C.R. 200.04.

## 1.2 Community Involvement

Community involvement with Wauwatosa residents and stakeholders is an essential element of the City's vision of revitalization, economic redevelopment, protection of human health, and blight elimination. During the implementation of previous "SEPA Brownfield Assessment Grants, the City successfully involved citizens, local businesses, schools, civic organizations, and communities in decision making from project inception through grant closeout. Information dissemination, community feedback, and public hearings are integral elements of the process and will be used to ensure ample opportunity for all stakeholders to become informed and provide input during every stage of the project. The City of Wauwatosa will also continue to involve neighborhood associations, service clubs and interested parties from the City of Milwaukee in outreach activities.

A public meeting open to all Wauwatosa residents will be held by the City of Wauwatosa's Community Development Authority (CDA) following a notice of grant award to present general information on the grant and to inform and solicit input from the community's stakeholders. The CDA will hold subsequent public meetings for participation in site prioritization and selection, and when properties within the target areas are selected for assessment. Wauwatosa anticipates that community involvement will benefit the program's initiatives by: 1) identifying local knowledge and/or ideas about future land use, 2) providing the CDA with community-based issues and concerns, and 3) gaining public acceptance of future projects through contribution to the process. City project representatives will attend neighborhood association and community organization meetings to discuss the project, as requested. Additionally, periodic updates will be posted on the City's Brownfield Program website.

Project meetings targeted at community involvement and communicating progress will be held in the evenings to accommodate work and school schedules of stakeholders. In addition, meetings will be held at a location served by the mass transit system and in an ADA compliant facility to accommodate needs of sensitive populations (i.e. disabled or elderly). The City Clerk will assist any disabled person who requires meetings or materials to be in an accessible format.

The public routinely accesses the City's municipal and library websites for community information. Therefore, the City plans to issue status updates via the City's website and via emails to an existing database of stakeholders that include property owners, neighborhood associations, civic action groups, investors, and economic development leaders. Project communications will be provided in English. Language translation services provided for the City's residents as needed.

Printed copies of all project outputs will be made available at City Hall to ensure access to stakeholders without internet access. In addition, project documents will be linked to the City's public GIS database to allow for open public access to project files (i.e. Phase I ESAs, Phase II ESAs, AECAs, etc.). Meetings will be advertised via the City website, City Hall notification board, and TosaNow legal news publication for the City. Information on brownfield assessment

and redevelopment progress will also be communicated at display booths at events such as the Tosa Farmer's Market which reaches a broad spectrum of residents throughout the season, in addition to health fairs sponsored by the Health Department periodically throughout the year.

**Attachment E: Applicant Eligibility and Threshold Criteria**

- Documentation of applicant eligibility if other than city, county, state or tribe

Not Applicable. The City of Wauwatosa is a general purpose unit of local government, as "local government" is defined as that term is defined as stated under 2 C.R. 200.4.

- Letter of commitment from assessment coalition members

Not Applicable. The City of Wauwatosa is applying for a community-wide grant, not a coalition grant.

- Property-specific determination request

Not applicable. The City of Wauwatosa is applying for a community-wide grant, not a site specific grant.

- Petroleum eligibility determination information

Not applicable. The City of Wauwatosa is applying for a hazardous substances grant, not a petroleum grant.

- Justification for requested waiver of the \$200,000 limit for a Site-specific assessment

Not applicable. The City of Wauwatosa is not requesting a Site-specific grant nor a waiver.

Application for Federal Assistance

1. Type of submission: <input type="checkbox"/> Reapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Cleaned/Corrected Application		2. Type of application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		3. Revision, select appropriate letter(s): <input type="text"/> 4. Other specify: <input type="text"/>	
5. Date Received: 12/27/10		6. Applicant Identifier: <input type="text"/>			
5a. Federal Entity Identifier: <input type="text"/>			5b. Federal Award Identifier: <input type="text"/>		
7. Date Received by State: <input type="text"/>					
8. State Application Identifier: <input type="text"/>					
9. Federal Agency Name: MA					
10a. Legal Name: City of Wauwatosa					
10b. Employer/Contributor Identification Number (EIN/INN): 39-600650			10c. Organizational DUNS: 0789339910000		
11. Address					
11a. Street1: 7725 West North Avenue		11b. Street2: <input type="text"/>			
11c. City: Wauwatosa		11d. County/Parish: <input type="text"/>			
11e. State: WI: Wisconsin		11f. Province: <input type="text"/>			
11g. Country: USA: UNITED STATES		11h. Zip / Postal Code: 53213-1720			
12. Department Name: Development					
13. Division Name: <input type="text"/>					
14. First Name: Paulette					
15. Middle Name: <input type="text"/>					
16. Last Name: Enders					
17. Title: Development Director					
18. Organizational Affiliation: <input type="text"/>					
19. Telephone Number: (414) 479-3522					
20. Fax Number: <input type="text"/>					
21. Email: penders@wauwatosa.net					

**Application for Federal Assistance**

Organization of Applicant: **1**

C: City or Township Government

Type of Applicant:  Select Applicant Type:

Type of Applicant:  Select Applicant Type:

Enter (specify):

**1**  of Federal Agency

Environmental Protection Agency

**11**  of Federal  **A**

66.818

CDD Title:

Brownfields Assessment and Cleanup Cooperative Agreements

**1**  **di**  **r**

EPA-OLEM-OBLR-16-08

Title:

FY17 Guidelines for Brownfields Assessment Grants

**1**   **id**

NONE

Title:

**1** **Ar** **Aff** **d**

**1**   **il** **f** **A**

City of Wauwatosa, Hazardous Substances Assessment Grant

Attach supporting documents as specified in agency instructions.

